

Article 7. Residential Districts

4.700 One-Family ("A-2.5A") District

A. Purpose and Intent

It is the purpose and intent of the One-Family ("A-2.5A") District to provide a zone with a minimum lot size of two and one-half acres for rural-style development of a one-family dwelling on each lot and accessory uses. The minimum lot size of two and one-half acres may also be appropriate to maintain compatible lot sizes in developed areas, ensure compatibility with adjacent uses, or otherwise promote the public health, safety, morals or general welfare.

B. Uses

In the One-Family ("A-2.5A") District, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a Certificate of Occupancy be issued, except in accordance with the use tables in Chapter 4, Articles 6 and 8, and the supplemental standards of Chapter 5.

C. Property Development Standards

In the One-Family ("A-2.5A") District, the minimum dimension of lots and yards and the height of buildings shall be as shown in the accompanying table:

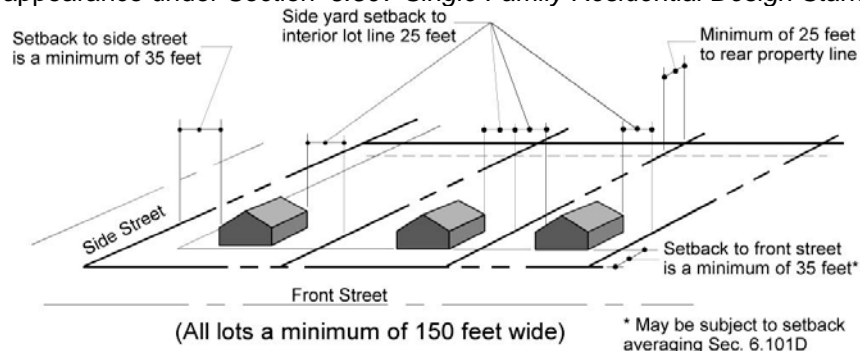
One-Family ("A-2.5A") District	
Lot Area	Two and one-half acres (108,900 square feet) minimum (Sections 6.501 and 7.106)
Lot Width	150 feet minimum at building line
Lot Coverage	20% percent maximum
Front Yard*	35 feet minimum
Rear Yard	25 feet minimum
Side Yard*	
Interior lot	25 feet minimum
Corner lot**	35 feet minimum adjacent to side street and 25 feet minimum for interior lot line
Height	35 feet maximum (refer to 'Development Standards, Chapter 6.100 Height')
Notes:	
*see Chapter 6 'Development Standards, Section 6.101D Yards for front yard setback requirements.	
**May be subject to projected front yard (Section 6.101G)	

COMMENTARY:

Carports/porte cocheres see 'Chapter 5 'Supplemental Use Standards, section 5.301 Accessory Buildings on Residential Lots' and Chapter 6 'Development Standards, section 6.101 Yards'.

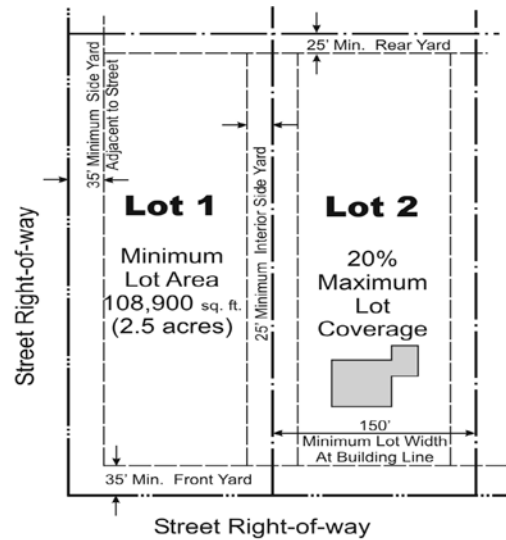
Fences – see Chapter 6 'Development Standards, Section 5.305 Fences'.

Façade - materials and appearance under Section '6.507 Single Family Residential Design Standards'.



ONE FAMILY "A-2.5A" DISTRICT, 2.5 ACRE LOTS

Picture 4.1 . [\(Popup full image\)](#)



ONE FAMILY "A-2.5A" DISTRICT, 2.5 ACRE LOTS

Picture 4.2 . ([Popup full image](#))

D. Other Development Standards

Development in the One-Family ("A-2.5A") District may be subject to a variety of general development standards in Chapter 6, and the following provisions.

1. **Signs.** On-premises signs subject to the following:
 - a. An unilluminated nameplate bearing the family name of the occupants residing in the residence not to exceed one square foot in area.
 - b. An unilluminated sign for those uses allowed that are not residential. The sign shall not exceed 30 square feet in area, shall be no higher than six feet above grade, and shall be placed a minimum of ten feet behind the property line. Such sign shall not be placed within 20 feet of drives providing ingress and egress to the property.
2. **Parking.** Two spaces per dwelling unit, located behind the front building line. For nonresidential uses, see Chapter 6 *'Development Standards, Article 2 Off Street Parking and Loading'*.
3. **Residential Design Standards.** See Chapter 6 *'Development Standards, Section 6.507 Single Family Residential Design Standards'*.
4. **Landscaping and Buffers.** Nonresidential uses may require landscaping or buffers. See Chapter 6 *'Development Standards, Article 3 Landscaping, Buffers, and Urban Forestry'*.
5. **Access through Residential Districts.** See Chapter 6 *'Development Standards, Section 6.500 Access through Residential Districts'*.
6. **Reconstruction of Nonconforming Accessory Buildings.** See Chapter 5 *'Supplemental Use Standards, Section 5.301C Accessory Buildings on Residential Lots'*. A nonconforming accessory building that is damaged by fire, the elements, or other cause beyond the control of the owner may be repaired or reconstructed in the same rear and side yard setbacks provided the construction is limited to the identical footprint (replacement of the foundation is allowed); the building is the same design, height and roof pitch (use of different material is allowed) and the owner or an agent obtains a building permit to repair the structure within six months after the damage date. The owner shall have the burden of proof to establish the damage date.
7. **Garage/Carport.** No more than one garage and one carport or porte cochere shall be allowed per residential unit on a single residential lot, unless the additional garages or porte cocheres are an integral part of the main residential structure with the same roofline and driveway as the residential structure. (Ord. No. 15826, Eff. 01/13/04; 15830, 01/13/04; 15872, 02/10/04; 15927, 03/23/04; 15978, 05/13/04; Ord. No. 20159, 05/15/12)

4.701 One-Family ("A-43") District**A. Purpose and Intent**

It is the purpose and intent of the One-Family ("A-43") District to provide a zone with a minimum lot size of one acre for rural-style development of a one-family dwelling on each lot and accessory uses. The minimum lot size of one acre may also be appropriate to maintain compatible lot sizes in developed areas, ensure compatibility with adjacent uses, or otherwise promote the public health, safety, morals or general welfare.

B. Uses

In the One-Family ("A-43") District, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a Certificate of Occupancy be issued, except in accordance with the use tables in Chapter 4, Articles 6 and 8, and the supplemental standards of Chapter 5.

C. Property Development Standards

In the One-Family ("A-43") District, the minimum dimension of lots and yards and the height of buildings shall be as shown in the accompanying table:

One-Family ("A-43") District	
Lot Area	One acre (43,560 square feet) minimum (Section 6.501 and 7.106)
Lot Width	125 feet minimum at building line
Lot Coverage	30% percent maximum
Front Yard*	35 feet minimum
Rear Yard	25 feet minimum
Side Yard*	
Interior lot	25 feet minimum
Corner lot**	35 feet minimum adjacent to side street and 25 feet minimum for interior lot line
Height	35 feet maximum (see Chapter 6 'Development Standards, section 6.100 Height')
Notes:	
*see (Chapter 6 'Development Standards, section 6.101D Yards') for front yard setback requirements.	
**May be subject to projected front yard (Section 6.101G)	

COMMENTARY:

Carports/porte cocheres see Chapter 5 'Supplemental Use Standards, Chapter 5.301 Accessory Buildings on Residential Lots' and Chapter 6 'Development Standards, Section 6.101 Yards'

Fences: - see Chapter 6 'Development Standards, section 5.305 Fences'

Façade: - materials and appearance under Section '6.507 Single Family Residential Design Standards'.

D. Other Development Standards

1. **Signs.** On-premises signs subject to the following:
 - a. An unilluminated nameplate bearing the family name of the occupants residing in the residence not to exceed one square foot in area.
 - b. An unilluminated sign for those uses allowed that are not residential. The sign shall not exceed 30 square feet in area, shall be no higher than six feet above grade, and shall be placed a minimum of ten feet behind the property line. Such sign shall not be placed within 20 feet of drives providing ingress and egress to the property.
2. **Parking.** Two spaces per dwelling unit, located behind the front building line. For nonresidential uses, see Chapter 6 'Development Standards, Article 2 Off Street Parking and Loading, Section 6.200'.
3. **Residential Design Standards.** See Chapter 6 'Development Standards, section 6.507 Single Family Residential Design Standards'.
4. **Landscaping and Buffers.** Nonresidential uses may require landscaping or buffers. See Chapter 6 'Development Standards, Article 3 Landscaping, Buffers, and Urban Forestry', section 6.300.
5. **Access through Residential Districts.** See Chapter 6 'Development Standards, section 6.500 Access through Residential Districts'.
6. **Reconstruction of Nonconforming Accessory Buildings.** A nonconforming accessory building that is damaged by fire, the elements, or other cause beyond the control of the owner may be repaired or

reconstructed in the same rear and side yard setbacks provided the construction is limited to the identical footprint (replacement of the foundation is allowed); the building is the same design, height and roof pitch (use of different material is allowed) and the owner or an agent obtains a building permit to repair the structure within six months after the damage date. The owner shall have the burden of proof to establish the damage date.

7. **Garage/Carport.** No more than one garage and one carport or porte cochere shall be allowed per residential unit on a single residential lot, unless the additional garages or porte cocheres are an integral part of the main residential structure with the same roofline and driveway as the residential structure. (Ord. No. 15826, Eff. 01/13/04; 15830, 01/13/04; 15872, 02/10/04; 15927, 03/23/04; 15978, 05/13/04; Ord. No. 20159, 05/15/12)

4.702 One-Family ("A-21") District

A. Purpose and Intent

It is the purpose and intent of the One-Family ("A-21") to provide a zone with a minimum lot size of one-half acre for semi-rural development of a one-family dwelling on each lot and accessory uses. The minimum lot size of one-half acre may also be appropriate to maintain compatible lot sizes in developed areas, ensure compatibility with adjacent uses, or otherwise promote the public health, safety, morals or general welfare.

B. Uses

In the One-Family ("A-21") District, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a Certificate of Occupancy be issued, except in accordance with the use tables in Chapter 4, Articles 6 and 8, and the supplemental standards of Chapter 5.

C. Property Development Standards

In the One-Family ("A-21") District, the minimum dimension of lots and yards and the height of buildings shall be as shown in the accompanying table

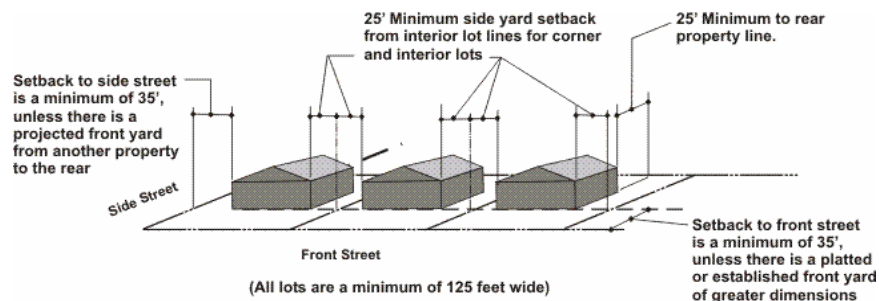
One-Family ("A-21") District	
Lot Area	One-half acre (21,780 square feet) minimum (Sections 6.501 and 7.106)
Lot Width	85 feet minimum at building line
Lot Coverage	30% maximum
Front Yard*	30 feet minimum
Rear Yard	10 feet minimum
Side Yard *	
Interior lot	10 feet minimum
Corner lot**	15 feet minimum adjacent to side street and 10 feet minimum for interior lot line
Height	35 feet maximum (see Chapter 6 'Development Standards, Section 6.100')
Notes:	
*See (Chapter 6 Development Standards, Section 6.101D Yards') for front yard setback requirements.	
**May be subject to projected front yard (Section 6.101G)	

COMMENTARY:

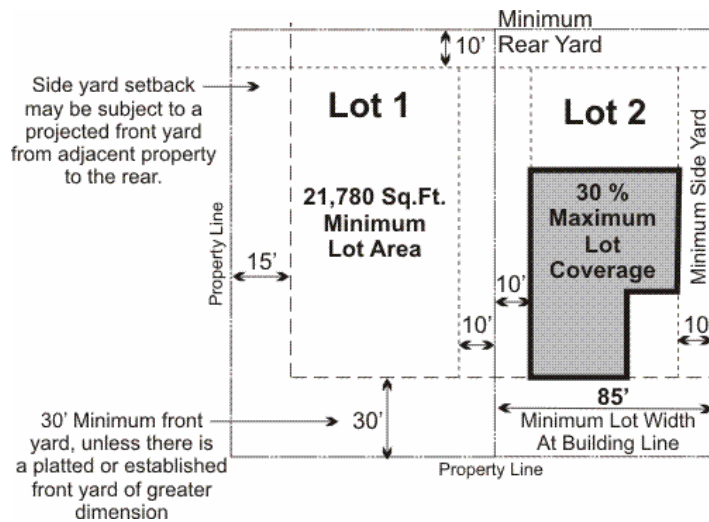
Carpports/porte cocheres –allowed in side, rear and front yard in certain circumstances. (See Chapter 5 'Supplemental Use Standards, Section 5.301 Accessory Buildings on Residential Lots' and Chapter 6 'Development Standards, section 6.101 Yards').

Fences –2 feet high in public open space easement, 8 feet high behind front yard. (See Chapter 5 'Supplemental Use Standards, section 5.305 Fences' for fence requirements for fences allowed for residential dwellings

Facade – materials and appearance see (Chapter 6 'Development Standards, Section 6.507 Single-Family Residential Design Standards').



Picture 4.3 . ([Popup full image](#))



Picture 4.4 . [\(Popup full image\)](#)

D. Other Development Standards

Development in the One-Family ("A-21") District may be subject to a variety of general development standards in Chapter 6, and the following provisions:

1. **Signs.** On-premises signs subject to the following:
 - a. An unilluminated nameplate bearing the family name of the occupants residing in the residence not to exceed one square foot in area.
 - b. An unilluminated sign for those uses allowed that are not residential. The sign shall not exceed 30 square feet in area, shall be no higher than six feet above grade, and shall be placed a minimum of ten feet behind the property line. Such sign shall not be placed within 20 feet of drives providing ingress and egress to the property.
2. **Parking.** Two spaces per dwelling unit, located behind the front building line. For nonresidential uses, see Chapter 6 *'Development Standards, Article 2 Off Street Parking and Loading, Section 6.200'*.
3. **Residential Design Standards.** See Chapter 6 *'Development Standards, Section 6.507 Single Family Residential Design Standards'*.
4. **Landscaping and Buffers.** Nonresidential uses may require landscaping or buffers. See Chapter 6 *'Development Standards, Article 3 Landscaping, Buffers and Urban Forestry, section 6.300'*.
5. **Access through Residential Districts.** See Chapter 6 *'Development Standards, Section 6.500 Access through Residential Districts'*.

6. Reconstruction of Nonconforming Accessory Buildings. A nonconforming accessory building that is damaged by fire, the elements, or other cause beyond the control of the owner may be repaired or reconstructed in the same rear and side yard setbacks provided the construction is limited to the identical footprint (replacement of the foundation is allowed); the building is the same design, height and roof pitch (use of different material is allowed) and the owner or an agent obtains a building permit to repair the structure within six months after the damage date. The owner shall have the burden of proof to establish the damage date.

7. Garage/Carport. No more than one garage and one carport or porte cochere shall be allowed per residential unit on a single residential lot, unless the additional garages or porte cocheres are an integral part of the main residential structure with the same roofline and driveway as the residential structure. (Ord. No. 15826, Eff. 01/13/04; 15830, 01/13/04; 15872, 02/10/04; 15927, 03/23/04; 15978, 05/13/04, Ord. No. 20159, 05/15/12)

4.703 One-Family ("A-10") District

A. Purpose and Intent

It is the purpose and intent of the One-Family ("A-10") District to provide a zone with a minimum lot size of 10,000 square feet for the development of a one-family dwelling on each lot and accessory uses. The minimum lot size of 10,000 square feet may also be appropriate to maintain compatible lot sizes in development areas, ensure compatibility with adjacent uses, or otherwise promote the public health, safety, morals or general welfare.

B. Uses

In the One-Family ("A-10") District, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a Certificate of Occupancy be issued, except in accordance with the use tables in Chapter 4, Articles 6 and 8, and the supplemental standards of Chapter 5.

C. Property Development Standards

In the One-Family ("A-10") District, the minimum dimension of lots and yards and the height of buildings shall be as shown in the accompanying table:

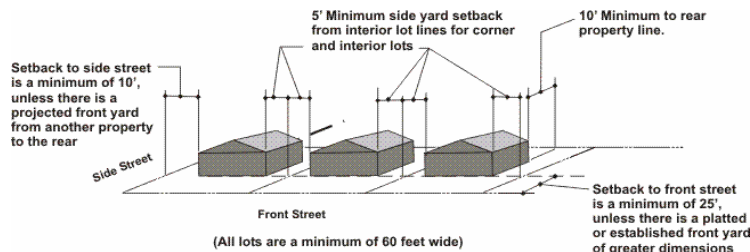
One-Family ("A-10") District	
Lot Area	10,000 square feet minimum see (Chapter 6 'Development Standards, Section 6.501 Lot Area not served by Sanitary Sewer' and Chapter 7 'Nonconformities, Section 7.106 Nonconforming Lot of Record')
Lot Width	60 feet minimum at building line
Lot Coverage	40% maximum
Front Yard*	25 feet minimum
Rear Yard	10 feet minimum
Side Yard *	
Interior lot	5 feet minimum
Corner lot**	10 feet minimum adjacent to side street and 5 feet minimum for interior lot line
Height	35 feet maximum see (Chapter 6 'Development Standards, section 6.100 Height')
Notes:	
*See (Chapter 6 'Development Standards, Section 6.101D Yards') for front yard setback requirements.	
**May be subject to projected front yard (Section 6.101G).	

COMMENTARY:

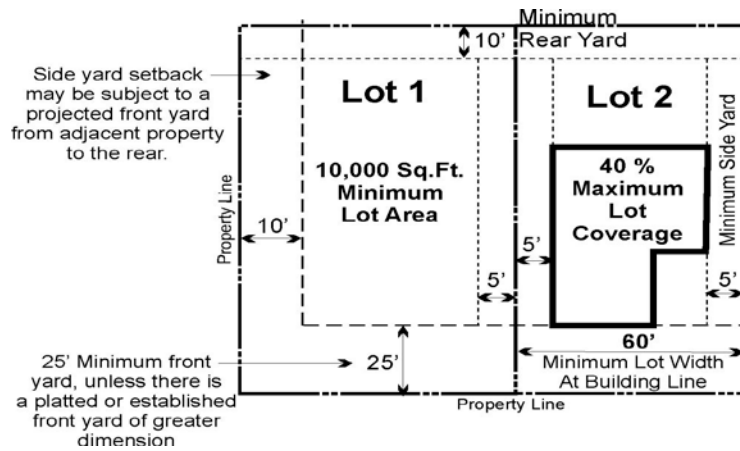
Carports/porte cocheres – allowed in side, rear and front yard in certain circumstances. See (Chapter 5 'Supplemental Use Standards, Section 5.301 Accessory Buildings on Residential Lots and Chapter 6 Development Standards, Section 6.101 Yards').

Fences – 2 feet high in public open space easement, 8 feet high behind front yard, see (Chapter 5 'Supplemental Use Standards, Section 5.305 Fences') for fence requirements for fences allowed for residential dwellings).

Facade – materials and appearance see Chapter 6 'Development Standards, section 6.507 Single Family Residential Design Standards'.



Picture 4.5 . ([Popup full image](#))

Picture 4.6 . [\(Popup full image\)](#)**D. Other Development Standards**

Development in the One-Family ("A-10") District may be subject to a variety of general development standards in Chapter 6, and the following provisions:

1. **Signs.** On-premises signs subject to the following:
 - a. An unilluminated nameplate bearing the family name of the occupants residing in the residence not to exceed one square foot in area.
 - b. An unilluminated sign for those uses allowed that are not residential. The sign shall not exceed 30 square feet in area, shall be no higher than six feet above grade, and shall be placed a minimum of ten feet behind the property line. Such sign shall not be placed within 20 feet of drives providing ingress and egress to the property.
2. **Parking.** Two spaces per dwelling unit, located behind the front building line. For nonresidential uses, see Chapter 6 'Development Standards, Article 2 Off Street Parking and Loading, Section 6.200'.
3. **Residential Design Standards.** See Chapter 6 'Development Standards, Section 6.507 Single Family Residential Design Standards'.
4. **Landscaping and Buffers.** Nonresidential uses may require landscaping or buffers. See Chapter 6 'Development Standards, Article 3 Landscaping, Buffers, and Urban Forestry, Section 6.300'.
5. **Access through Residential Districts.** See Chapter 6 'Development Standards, Section 6.500 Access through Residential Districts'.
6. **Reconstruction of Nonconforming Accessory Buildings.** A nonconforming accessory building that is damaged by fire, the elements, or other cause beyond the control of the owner may be repaired or reconstructed in the same rear and side yard setbacks provided the construction is limited to the identical footprint (replacement of the foundation is allowed); the building is the same design, height and roof pitch (use of different material is allowed) and the owner or an agent obtains a building permit to repair the structure within six months after the damage date. The owner shall have the burden of proof to establish the damage date.
7. **Garage/Carport.** No more than one garage and one carport or porte cochere shall be allowed per residential unit on a single residential lot, unless the additional garages or porte cocheres are an integral part of the main residential structure with the same roofline and driveway as the residential structure. (Ord. No. 15826, Eff. 01/13/04; 15830, 01/13/04; 15872, 02/10/04; 15927, 03/23/04; 15978, 05/13/04; Ord. No. 20159, 05/15/12)

4.704 One-Family ("A-7.5") District

A. Purpose and Intent

It is the purpose and intent of the One-Family ("A-7.5") District to provide a zone with a minimum lot size of 7,500 square feet for the development of a one-family dwelling on each lot and accessory uses. The minimum lot size of 7,500 square feet may also be appropriate to maintain compatible lot sizes in developed areas, ensure compatibility with adjacent uses, or otherwise promote the public health, safety, morals or general welfare.

B. Uses

In the One-Family ("A-7.5") District, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a Certificate of Occupancy be issued, except in accordance with the use tables in Chapter 4, Articles 6 and 8, and the supplemental standards of Chapter 5.

C. Property Development Standards

In the One-Family ("A-7.5") District, the minimum dimension of lots and yards and the height of buildings shall be as shown in the accompanying table:

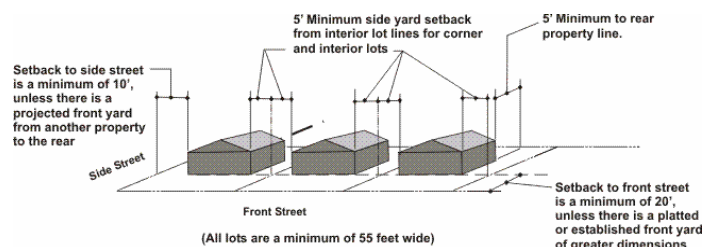
One-Family ("A-7.5") District	
Lot Area	7,500 square feet) minimum see (Chapter 6 'Development Standards, Section 6.501 Lot Area not served by Sanitary Sewer' and Chapter 7 'Nonconformities, Section 7.106 Nonconforming Lot of Record')
Lot Width	55 feet minimum at building line
Lot Coverage	45% percent maximum
Front Yard*	20 feet minimum (local streets) 15 feet minimum (limited local streets)
Rear Yard	5 feet minimum
Side Yard*	
Interior lot	5 feet minimum
Corner lot**	10 feet minimum adjacent to side street and 5 feet minimum for interior lot line
Height	35 feet maximum (see Chapter 6 'Development Standards, Section 6.100 Height')
Notes:	
*See (Chapter 6 'Development Standards, Section 6.101D Yards') for front yard setback requirements.	
**May be subject to projected front yard (Section 6.101G).	

COMMENTARY:

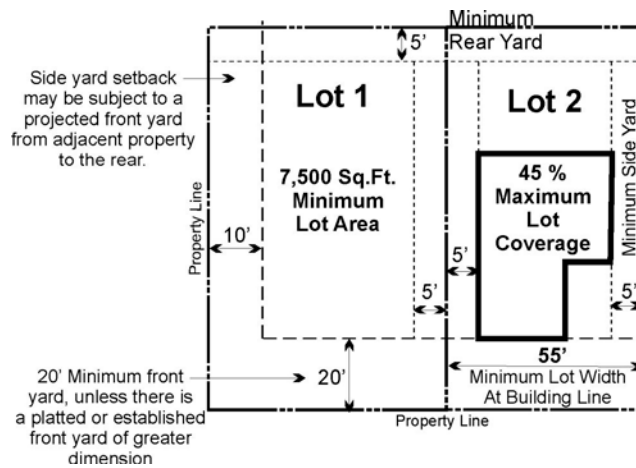
Carpports/porte cocheres –allowed in side, rear and front yard in certain circumstances. (See Chapter 5 'Supplemental Use Standards, section 5.301 Accessory Buildings on Residential Lots and Chapter 6 Development Standards, Section 6.101 Yards').

Fences –2 feet high in public open space easement, 8 feet high behind front yard, (See Chapter 5 'Supplemental Use Standards, Section 5.305 Fences' for fence requirements for fences allowed for residential dwellings).

Facade – materials and appearance see Chapter 6 'Development Standards, Section 6.507 Single family Residential Design Standards'



Picture 4.7 . [\(Popup full image\)](#)



Picture 4.8 . [\(Popup full image\)](#)

D. Other Development Standards

Development in the One-Family ("A-7.5") District may be subject to a variety of general development standards in Chapter 6, and the following provisions.

1. **Signs.** On-premises signs subject to the following:
 - a. An unilluminated nameplate bearing the family name of the occupants residing in the residence not to exceed one square foot in area.
 - b. An unilluminated sign for those uses that are not residential. The sign shall not exceed 30 square feet in area, shall be no higher than six feet above grade, and shall be placed a minimum of ten feet behind the property line. Such sign shall not be placed within 20 feet of drives providing ingress and egress to the property.
2. **Parking.** Two spaces per dwelling unit, located behind the front building line. For nonresidential uses, see *Chapter 6 'Development Standards, Article 2 Off Street Parking and Loading, section 6.200'*.
3. **Residential Design Standards.** See *Chapter 6 'Development Standards, section 6.507 Single Family Residential Design Standards'*.
4. **Landscaping and Buffers.** Nonresidential uses may require landscaping or buffers. See *Chapter 6 'Development Standards, Article 3 Landscaping, Buffers, and Urban Forestry, Section 6.300'*.
5. **Access through Residential District.** See *Chapter 6 'Development Standards, Section 6.500 Access through Residential Districts'*.
6. **Reconstruction of Nonconforming Accessory Buildings.** A nonconforming accessory building that is damaged by fire, the elements, or other cause beyond the control of the owner may be repaired or reconstructed in the same rear and side setbacks provided the construction is limited to the identical footprint (replacement of the foundation is allowed); the building is the same design, height and roof pitch (use of different material is allowed) and the owner or an agent obtains a building permit to repair the structure within six months after the damage date. The owner shall have the burden of proof to establish the damage date.
7. **Garage/Carport.** No more than one garage and one carport or porte cochere shall be allowed per residential unit on a single residential lot, unless the additional garages or porte cocheres are an integral part of the main residential structure with the same roofline and driveway as the residential structure.
8. **Side and Rear Yard Setbacks.** The side and rear yard setbacks for detached garages located behind the rear wall of the house may be reduced to three (3) feet. The side yard of an attached garage may be located within three (3) feet of the property line when located a minimum of eighteen (18) feet back of the front wall of the house. (Ord. No. 15826, Eff. 01/13/04; 15830, 01/13/04; 15872, 02/10/04; 15927, 03/23/04; 15978, 05/13/04; 16924, 05/02/06; Ord. No. 20159, 05/15/12)

4.705 One-Family ("A-5") District

A. Purpose and Intent

It is the purpose and intent of the One-Family ("A-5") District to provide a specific zone with a minimum lot size of 5,000 square feet for the development of a one-family dwelling on each lot and accessory uses.

B. Uses

In the One-Family ("A-5") District, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a Certificate of Occupancy be issued, except in accordance with the use tables in Chapter 4, Articles 6 and 8 and the supplemental use standards of Chapter 5.

C. Property Development Standards

In the One-Family ("A-5") District, the minimum dimension of lots and yards and the height of buildings shall be as shown in the accompanying table.

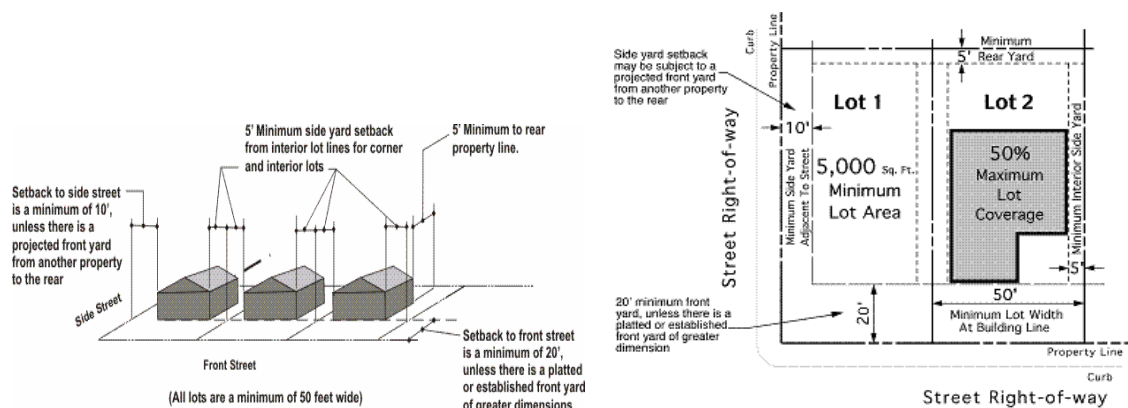
One Family ("A-5") District	
Lot Area	5,000 square feet minimum see (Chapter 6 'Development Standards, section 6.501 Lot Area not served by Sanitary Sewer' and Chapter 7 'Nonconformities, section 7.106 Nonconforming Lot of Record')
Lot Width	50 feet minimum at building line
Lot Coverage	50 percent maximum
Front Yard*	20 feet minimum (local street) 15 feet minimum (limited local street)
Rear Yard	5 feet minimum
Side Yard*	
Interior lot	5 feet minimum
Corner lot**	10 feet minimum adjacent to side street and 5 feet minimum for interior lot line
Height	35 feet maximum (see Chapter 6 'Development Standards, section 6.100 Height')
Notes:	
*See (Chapter 6 'Development Standards, Section 6.101D Yards') for front yard setback requirements.	
**May be subject to projected front yard (Section 6.101G).	

COMMENTARY:

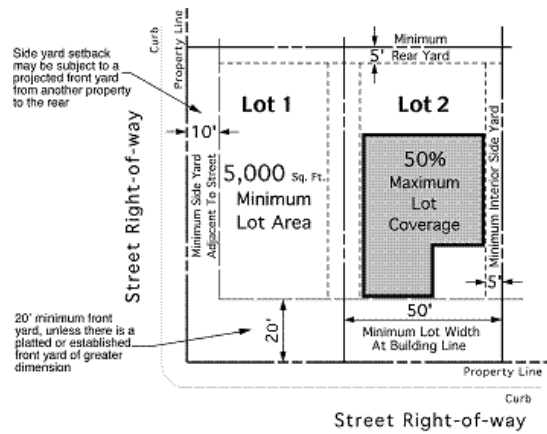
Carpports/porte cocheres –allowed in side, rear and front yard in certain circumstances. (See Chapter 5 ('Supplemental Use Standards, Section 5.301 Accessory Buildings on Residential Lots and Chapter 6 Development Standards, Section 6.101 Yards').

Fences – 2 feet high in public open space easement, 8 feet high behind front yard, (See Chapter 5 'Supplemental Use Standards, Section 5.305 Fences' for fence requirements for fences allowed for residential dwellings).

Facade – materials and appearance see Chapter 6 'Development Standards, Section 6.507 Single Family Residential Design Standards'



Picture 4.9 . [\(Popup full image\)](#)

Picture 4.10 . [\(Popup full image\)](#)

D. Other Development Standards

Development in the One-Family ("A-5") District may be subject to a variety of general development standards in Chapter 6, and the following provisions:

1. **Signs.** On-premises signs subject to the following:
 - a. An unilluminated nameplate bearing the family name of the occupants residing in the residence not to exceed one square foot in area.
 - b. An unilluminated sign for those uses allowed that are not residential. The sign shall not exceed 30 square feet in area, shall be no higher than six feet above grade, and shall be placed a minimum of ten feet behind the property line. Such sign shall not be placed within 20 feet of drives providing ingress and egress to the property.
2. **Parking.** Two spaces per dwelling unit, located behind the front building line. For nonresidential uses, see *Chapter 6 'Development Standards, Article 2 Off Street Parking and Loading, Section 6.200'*.
3. **Residential Design Standards.** See *Chapter 6 'Development Standards, Section 6.507 Single Family Residential Design Standards'*.
4. **Landscaping and Buffers.** Nonresidential uses may require landscaping or buffers. See *Chapter 6 'Development Standards, Article 3 Landscaping, Buffers, and Urban Forestry, Section 6.300'*.
5. **Access through Residential Districts.** See *Chapter 6 'Development Standards, Section 6.500 Access through Residential Districts'*.
6. **Reconstruction of Nonconforming Accessory Buildings.** A nonconforming accessory building that is damaged by fire, the elements, or other cause beyond the control of the owner may be repaired or reconstructed in the same rear and side yard setbacks provided the construction is limited to the identical footprint (replacement of the foundation is allowed); the building is the same design, height and roof pitch (use of different material is allowed) and the owner or an agent obtains a building permit to repair the structure within six months after the damage date. The owner shall have the burden of proof to establish the damage date.
7. **Garage/Carport.** No more than one garage and one carport or porte cochere shall be allowed per residential unit on a single residential lot, unless the additional garages or porte cocheres are an integral part of the main residential structure with the same roofline and driveway as the residential structure.
8. **Side and Rear Yard Setbacks.** The side and rear yard setback for detached garages located behind the rear wall of the house may be reduced to three (3) feet. The side yard of an attached garage may be located within three (3) feet of the property line when located a minimum of eighteen (18) feet back of the front wall of the house. (Ord. No. 15826, Eff. 01/13/04; 15830, 01/13/04; 15872, 02/10/04; 15927, 03/23/04; 15978, 05/13/04; 16924, 05/02/06; Ord. No. 20159, 05/15/12)

4.706 One-Family Restricted ("AR") District

A. Purpose and Intent

It is the purpose of the One-Family Restricted ("AR") District to provide a specific zone for the development of detached one-family dwelling units upon lots where such dwelling units are developed on smaller lot areas and zero yards, including such uses accessory thereto.

B. Uses

In the One-Family Restricted ("AR") District, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a Certificate of Occupancy be issued, except in accordance with the use tables in Chapter 4, Articles 6 and 8 and the supplemental use standards of Chapter 5.

C. Property Development Standards

Unless the property development standards applicable in the "A" District are used, the minimum dimension of lots and yards and the height of buildings in the One-Family Restricted ("AR") District, shall be as shown in the accompanying table.

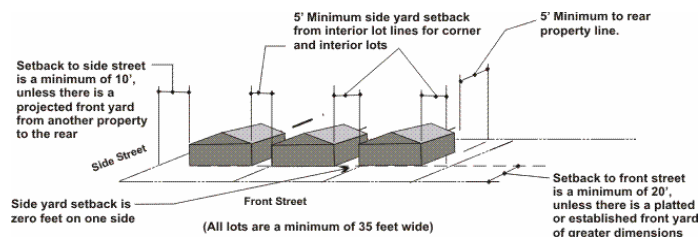
One-Family Restricted ("AR") District	
Lot Area	3,500 square feet minimum
Lot Width	35 feet minimum at building line
Front Yard*	20 feet minimum
Rear Yard	5 feet minimum
Side Yard* Interior lot Corner lot**	One side 10 feet, the other parallel side 0 feet (See Chapter 6 'Development Standards, Section 6.503 Zero Lot Line Dwellings') 10 feet adjacent to side street, interior lot line subject to Chapter 6 'Development Standards, Section 6.503 Zero Lot Line Dwellings'
Height	35 feet maximum (See Chapter 6 'Development Standards, Section 6.100 Height')
Notes: See Chapter 6 ('Development Standards, Section 6.101D Yards') for front yard setback requirements. ** May be subject to projected front yard (Section 6.101G).	

COMMENTARY:

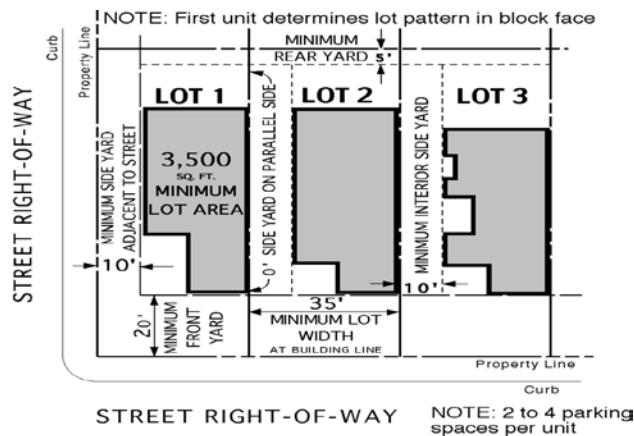
Carports/porte cocheres –allowed in side, rear and front yard in certain circumstances. (See Chapter 5 'Supplemental Use Standards, Section 5.301 Accessory Buildings on Residential Lots' and Chapter 6 'Development Standards, Section 6.101 Yards').

Fences –2 feet high in public open space easement, 8 feet high behind front yard, (See Chapter 5 'Supplemental Use Standards, Section 5.305 Fences' for fence requirements for fences allowed for residential dwellings.

Facade – materials and appearance see Chapter 6 'Development Standards, Section 6.507 Single Family Residential Design Standards'



Picture 4.11 . [\(Popup full image\)](#)

Picture 4.12 . [\(Popup full image\)](#)

D. Other Development Standards

Development in the One-Family Restricted ("AR") District may be subject to a variety of general development standards in Chapter 6, and the following provisions:

1. **Signs.** On-premises signs subject to the following:
 - a. An unilluminated nameplate bearing the family name of the occupants residing in the residence not to exceed one square foot in area.
 - b. An unilluminated sign for those uses allowed that are not residential. The sign shall not exceed 30 square feet in area, shall be no higher than six feet above grade, and shall be placed a minimum of ten feet behind the property line. Such sign shall not be placed within 20 feet of drives providing ingress and egress to the property.
2. **Parking.** Two spaces per dwelling unit, located behind the front building line, except for limited local streets, where four spaces shall be required with at least two spaces located behind the front building line (see Section 403.D of the subdivision regulations). "Stacked" or tandem spaces may be counted toward the required number of spaces. For nonresidential uses, see *Chapter 6 'Development Standards, Article 2 Off Street Parking and Loading, Section 6.200'*.
3. **Residential Design Standards.** See *Chapter 6 'Development Standards, Section 6.507 Single Family Residential Design Standards'*.
4. **Landscaping and Buffers.** Nonresidential uses may require landscaping or buffers. See *Chapter 6 'Development Standards, Article 3 Landscaping, Buffers, and Urban Forestry, Section 6.300'*.
5. **Access through Residential Districts.** See *Chapter 6 'Development Standards, section 6.500 Access through Residential Districts'*.
6. **Reconstruction of Nonconforming Accessory Buildings.** A nonconforming accessory building that is damaged by fire, the elements, or other cause beyond the control of the owner may be repaired or reconstructed in the same rear and side yard setbacks provided the construction is limited to the identical footprint (replacement of the foundation is allowed); the building is the same design, height and roof pitch (use of different material is allowed) and the owner or an agent obtains a building permit to repair the structure within six months after the damage date. The owner shall have the burden of proof to establish the damage date.
7. **Garage/Carport.** No more than one garage and one carport or porte cochere shall be allowed per residential unit on a single residential lot, unless the additional garages or porte cocheres are an integral part of the main residential structure with the same roofline and driveway as the residential structure. (Ord. No. 15826, Eff. 01/13/04; 15830, 01/13/04; 15872, 02/10/04; 15927, 03/23/04; 15978, 05/13/04; Ord. No. 20159, 05/15/12)

4.707 Two-Family ("B") District

A. Purpose and Intent

It is the purpose of the Two-Family ("B") District to provide a specific zone for the development of a maximum of two dwelling units upon a single lot and such uses accessory thereto.

B. Uses

In the Two-Family ("B") District, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a Certificate of Occupancy be issued, except in accordance with the use tables in Chapter 4, Articles 6 and 8 and the supplemental use standards of Chapter 5. The following four housing types shall be permitted:

1. Two attached units on a single lot;
2. *Two detached units on a single lot (subject to Chapter 6 'Development Standards, Section 6.502 Two Detached Dwelling Units on One Lot');*
3. Detached zero lot line unit on a single lot (subject to *Chapter 6 'Development Standards, Section 6.503 Zero Lot Line Dwellings'*); and
4. Attached zero lot line unit on a single lot (subject to *Chapter 6 'Development Standards, Section 6.503 Zero Lot Line Dwellings'*).

C. Property Development Standards

Unless the property development standards applicable in the "AR" District are used, the minimum dimension of lots and yards and the height of buildings in the Two-Family ("B") District, shall be as shown in the tables on the following pages.

D. Other Development Standards

Development in the Two-Family ("B") District may be subject to a variety of general development standards in Chapter 6, and the following provisions.

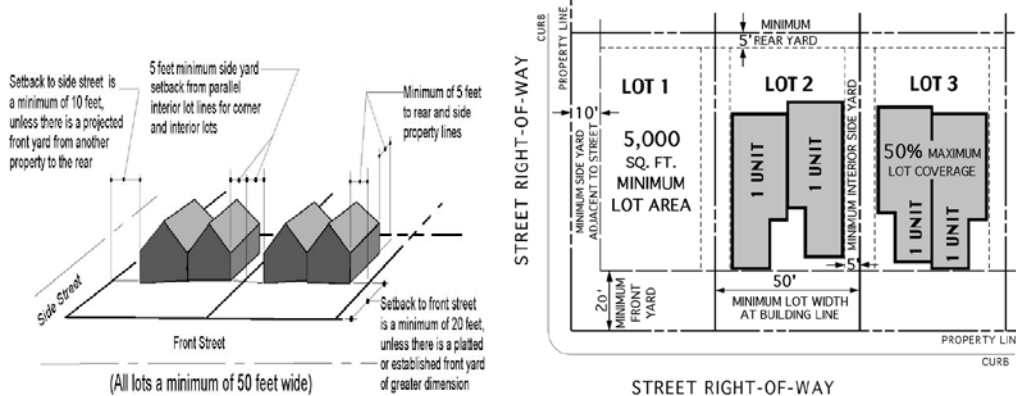
1. **Signs.** On-premises signs subject to the following:
 - a. An unilluminated nameplate bearing the family name of the occupants residing in the residence not to exceed one square foot in area.
 - b. An unilluminated sign for those uses permitted that are not residential. The sign shall not exceed 30 square feet in area, shall be no higher than six feet above grade, and shall be placed a minimum of ten feet behind the property line. Such sign shall not be placed within 20 feet of drives providing ingress and egress to the property.
2. **Parking.** Two (2) spaces per dwelling unit with up to three bedrooms, plus one (1) space per bedroom over three bedrooms, all located behind the front building line. For nonresidential uses, see *Chapter 6 'Development Standards, Article 2 Off Street Parking and Loading, Section 6.200'*.
3. **Residential Design Standards.** For design standards related to zero lot line units and two dwellings on a single lot, see *Chapter 6 'Development Standards, Section 5.607 Single Family Residential Design Standards'*.
4. **Landscaping and Buffers.** See *Chapter 6 'Development Standards, Section 6.502 Two Detached Dwelling Units on One Lot'*. Nonresidential uses may require landscaping or buffers. See *Chapter 6 'Development Standards, Article 3 Landscaping, Buffers, and Urban Forestry, Section 6.300'*.
5. **Access through Residential Districts.** See *Chapter 6 'Development Standards, Section 6.500 Access through Residential Districts'*.
6. **Reconstruction of Nonconforming Accessory Buildings.** A nonconforming accessory building that is damaged by fire, the elements, or other cause beyond the control of the owner may be repaired or reconstructed in the same rear and side yard setbacks provided the construction is limited to the identical footprint (replacement of the foundation is allowed); the building is the same design, height and roof pitch (use of different material is allowed) and the owner or an agent obtains a building permit to repair the structure within six months after the damage date. The owner shall have the burden of proof to establish the damage date.
7. **Garage/Carport.** No more than one garage and one carport or porte cochere shall be allowed per residential unit on a single residential lot, unless the additional garages or porte cocheres are an integral part of the main residential structure with the same roofline and driveway as the residential structure.

“B” District, Two Attached Units on a Single Lot	
Lot Area	5,000 square feet minimum see (<i>Chapter 6 ‘Development Standards, Section 6.501 Lot Area not served by Sanitary Sewer’ and Chapter 7 ‘Nonconformities, Section 7.106 Nonconforming Lot of Record’</i>)
Lot Width	50 feet minimum at building line see (<i>Chapter 6 ‘Development Standards, Section 6.501 Lot Area not served by Sanitary Sewer’ and Chapter 7 ‘Nonconformities, Section 7.106 Nonconforming Lot of Record’</i>)
Lot Coverage	50 percent maximum
Front Yard*	20 feet minimum
Rear Yard	5 feet minimum
Side yard*	5 feet minimum
Interior lot	5 feet minimum
Corner lot**	10 feet minimum adjacent to side street and 5 feet minimum for interior lot line
Height	35 feet maximum (see <i>Chapter 6 ‘Development Standards, Section 6.100 Height’</i>)
Notes:	
*See Chapter 6 ‘Development Standards, Section 6.101D Yards’ for front yard setback requirements.	
**May be subject to projected front yard (Section 6.101G).	

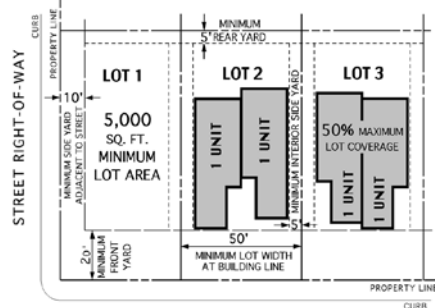
COMMENTARY:

Carpports/porte cocheres –allowed in side, rear and front yard in certain circumstances. (See *Chapter 5 ‘Supplemental Use Standards, Section 5.301 Accessory Buildings on Residential Lots’ and Chapter 6 ‘Development Standards, Section 6.101 Yards’*).

Fences – 2 feet high in public open space easement, 8 feet high behind front yard, (See *Chapter 5 ‘Supplemental Use Standards, Section 5.305 Fences’* for fence requirements for fences allowed for residential dwellings).



Picture 4.13 . ([Popup full image](#))



Picture 4.14 . ([Popup full image](#))

Fences – 2 feet high in public open space easement, 8 feet high behind front yard, (See *Chapter 5 ‘Supplemental Use Standards, Section 5.305 Fences’* for fence requirements for fences allowed for residential dwellings).



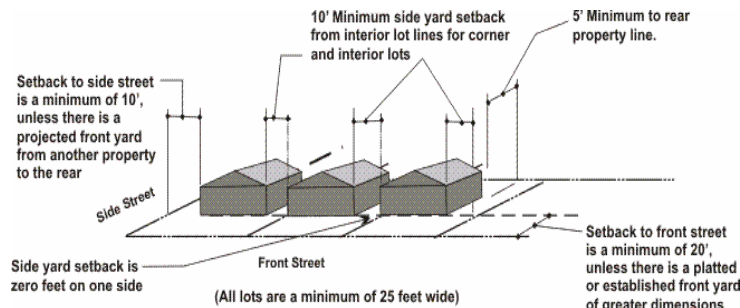
“B” District, Attached Zero Lot Line Unit on a Single Lot	
Lot Area	2,500 square feet minimum
Lot Width	25 feet minimum at building line
Lot Coverage	50 percent maximum
Front Yard*	20 feet minimum
Rear Yard	5 feet minimum
Side Yard* Interior lot Corner lot**	One side 10 feet, the other parallel side 0 feet (Section 6.503) 10 feet minimum adjacent to side street, interior lot line subject to Section 6.503
Height	35 feet maximum (see Chapter 6 ‘Development Standards, Section 6.100 Height’)
Notes: *See (Chapter 6 ‘Development Standards, Section 6.101D Yards’) for front yard setback requirements. **May be subject to projected front yard (Section 6.101G).	

COMMENTARY:

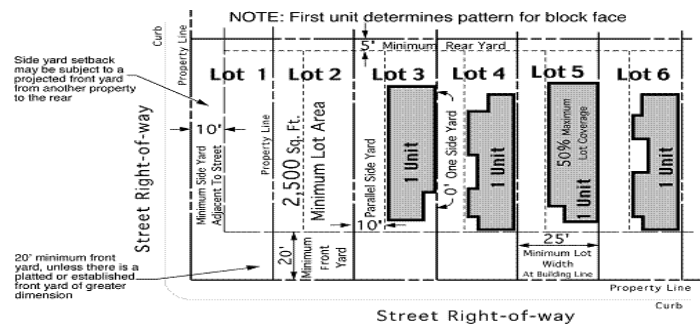
Carports/porte cocheres - allowed in side, rear and front yard in certain circumstances. (See Chapter 5 ‘Supplemental Use Standards, Section 5.301 Accessory Buildings on Residential Lots’ and Chapter 6 ‘Development Standards, Section 6.101 Yards’).

(Sections 5.301D and 6.101A).

Fences – 2 feet high in public open space easement, 8 feet high behind front yard, (See Chapter 6 ‘Supplemental Use Standards, Section 5.305 Fences’ for fence requirements for fences allowed for residential dwellings).



Picture 4.17 . [\(Popup full image\)](#)



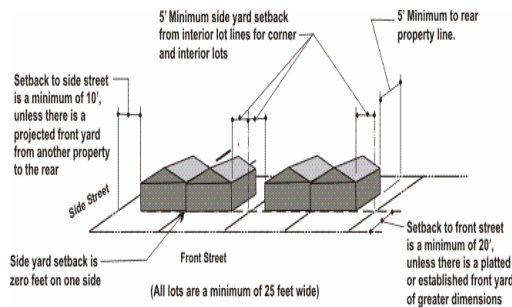
Picture 4.18 . [\(Popup full image\)](#)

“B” District, Attached Zero Lot Line Unit on a Single Lot	
Lot Area	2,500 square feet minimum
Lot Width	25 feet minimum at building line
Lot Coverage	50 percent maximum
Front Yard*	20 feet minimum
Rear Yard	5 feet minimum
Side Yard*	
Interior lot	One side 5 feet, the other parallel side 0 feet (See Chapter 6 ‘Development Standards, Section 6.503 Zero Lot Line Dwellings’)
Corner lot**	10 feet minimum adjacent to side street
Height	35 feet maximum (See Chapter 6 ‘Development Standards, Section 6.100 Height’)
Notes:	
*See (Chapter 6 ‘Development Standards, Section 6.101D Yards’) for front yard setback requirements.	
**May be subject to projected front yard (Section 6.101G).	

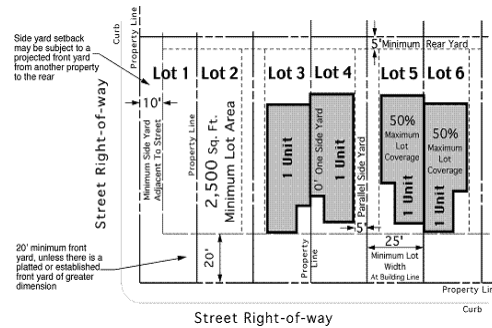
COMMENTARY:

Carports/porte cocheres – allowed in side, rear and front yard in certain circumstances. (See Chapter 5 ‘Supplemental Use Standards, Chapter 5.301 Accessory Buildings on Residential Lots’ and Chapter 6 ‘Development Standards, Section 6.101 Yards’)

Fences – 2 feet high in public open space easement, 8 feet high behind front yard, (See Chapter 5 ‘Supplemental Use Standards, Section 5.305 Fences’ for fence requirements for fences allowed for residential dwellings).



Picture 4.19 . [\(Popup full image\)](#)



Picture 4.20 . [\(Popup full image\)](#)

(Ord. No. 15826, Eff. 01/13/04; 15830, 01/13/04; 15872, 02/10/04; 15927, 03/23/04; 15978, 05/13/04; 18996, 01/12/10; 20159, 05/15/12)

4.708 Zero Lot Line/Cluster ("R1") District**A. Purpose and Intent**

It is the purpose of the Zero Lot Line/Cluster ("R1") District to provide a specific zone for the development of one-family and two-family dwelling units where such dwelling units are developed on smaller lot areas and zero yards, including such uses accessory thereto. It is also for the purpose of providing for the development of one-family homes on unique patterned lots clustered around a common access road or cul-de-sac.

B. Uses

In the Zero Lot Line/Cluster ("R1") District, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a Certificate of Occupancy be issued, except in accordance with the use tables in Chapter 4, Articles 6 and 8 and the supplemental use standards of Chapter 5. The following housing types shall be permitted:

1. Detached zero lot line units (subject to Section 6.503);
2. Attached zero lot line units (subject to Section 6.503); and
3. Cluster housing units (subject to Section 6.504).

C. Property Development Standards

Unless the property development standards applicable in the "B" District are used, the minimum dimension of lots and yards and the height of buildings in the Zero Lot Line/Cluster ("R1") District, shall be as shown in the tables on the following pages. See *Chapter 6 'Development Standards, Section 6.503 Zero Lot Line Dwellings' and Section 6.504 Cluster Housing in the "R1" District*.

D. Other Development Standards

Development in the Zero Lot Line/Cluster ("R1") District may be subject to a variety of general development standards in Chapter 6, and the following provisions:

1. **Signs.** On-premises signs subject to the following:
 - a. An unilluminated nameplate bearing the family name of the occupants residing in the residence not to exceed one square foot in area.
 - b. An unilluminated sign for those uses permitted that are not residential. The sign shall not exceed 30 square feet in area, shall be no higher than six feet above grade, and shall be placed a minimum of ten feet behind the property line. Such sign shall not be placed within 20 feet of drives providing ingress and egress to the property.
2. **Parking.** Two spaces per dwelling unit, located behind the front building line, except for limited local streets, where four spaces shall be required, located behind the front building line (see Section 403.D of the subdivision regulations). For nonresidential uses, see *Chapter 6 'Development Standards, Article 2 Off Street Parking and Loading, Section 6.200'*.
3. **Landscaping and Buffers.** Nonresidential uses may require landscaping or buffers. See *Chapter 6 'Development Standards, Article 3 Landscaping, Buffers, and Urban Forestry, Section 6.300'*.
4. **Access through Residential Districts.** See *Chapter 6 'Development Standards, Section 6.500 Access through Residential Districts'*.
5. **Residential Design Standards.** A site plan for residential development is required. See design standards for two dwellings on a single lot (Section 6.502), zero lot line dwellings (Section 6.503), and cluster housing (Section 6.504).
6. **Reconstruction of Nonconforming Accessory Buildings.** A nonconforming accessory building that is damaged by fire, the elements, or other cause beyond the control of the owner may be repaired or reconstructed in the same rear and side yard setbacks provided the construction is limited to the identical footprint (replacement of the foundation is allowed); the building is the same design, height and roof pitch (use of different material is allowed) and the owner or an agent obtains a building permit to repair the structure within six months after the damage date. The owner shall have the burden of proof to establish the damage date.
7. **Garage/Carport.** No more than one garage and one carport or porte cochere shall be allowed per residential unit on a single residential lot, unless the additional garages or porte cocheres are an integral part of the main residential structure with the same roofline and driveway as the residential structure.

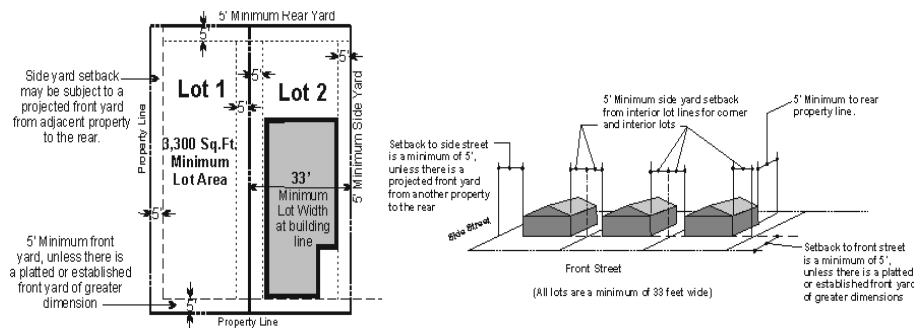
“R1” District, One-Family Detached Units	
Lot Area	3,300 square feet minimum per unit
Lot Width	33 feet minimum at building line
Front Yard*	5 feet minimum
Side Yard*	5 feet minimum
Rear Yard	5 feet minimum
Height	35 feet maximum (See Chapter 6 ‘Development Standards, Section 6.100 Height’)
Notes: No front yard entry driveway or parking * See (Chapter 6 ‘Development Standards, Section 6.101D Yards’) for front yard setback requirements. ** May be subject to projected front yard (Section 6.101G)	

COMMENTARY:

Carports/porte cocheres – allowed in side, rear and front yard in certain circumstances. (See Chapter 5 ‘Supplemental Use Standards, Section 5.301 Accessory Buildings on Residential Lots’ and Chapter 6 ‘Development Standards, Section 6.101 Yards’).

Fences - 2 feet high in public open space easement, 8 feet high behind front yard, (See Chapter 5 ‘Supplemental Use Standards, Section 5.305 Fences’ for fence requirements for fences allowed for residential dwellings).

Facade – Materials and appearance under Section 6.507



Picture 4.21 . [\(Popup full image\)](#)

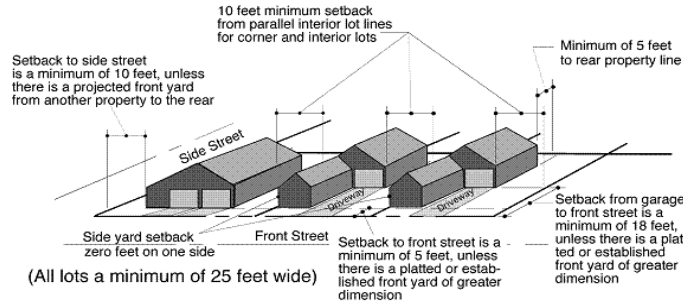
“R1” District, Detached Zero Lot Line Units	
Lot Area	2,500 square feet minimum per unit
Lot Width	25 feet minimum at building line
Units per Acre	Maximum number of 13 units per acre on average, unless located in a “C” or “D” District where authorized density shall apply.
Front Yard*	5 feet minimum, garage set back 18 feet if required parking is in front yard
Rear Yard	5 feet minimum
Side Yard*	One side 10 feet minimum, the other parallel side 0 feet (Section 6.503)
Interior lot	10 feet minimum adjacent to side street, interior lot line subject to Section 6.503
Corner lot**	
Height	35 feet maximum (See Chapter 6 ‘Development Standards, Section 6.100 Height’)
Notes: * See (Chapter 6 ‘Development Standards, Section 6.101D Yards’) for front yard setback requirements. ** May be subject to projected front yard (Section 6.101G)	

COMMENTARY:

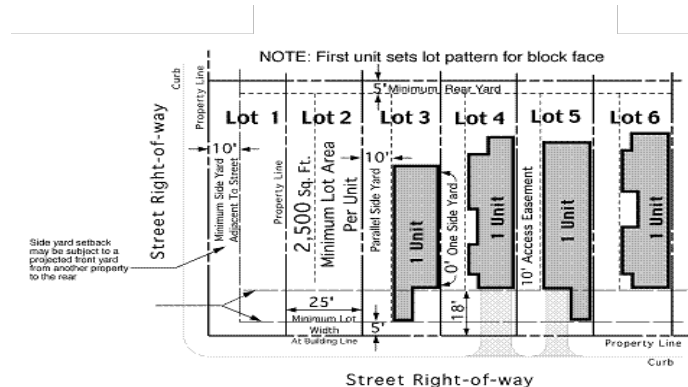
Carports/porte cocheres – allowed in side, rear and front yard in certain circumstances. (See Chapter 5 ‘Supplemental Use Standards, Section 5.301 Accessory Buildings on Residential Lots’ and Chapter 6 ‘Development Standards, Section 6.101 Yards’).

Fences - 2 feet high in public open space easement, 8 feet high behind front yard, (See Chapter 5 ‘Supplemental Use

Standards, Section 5.305 Fences' for fence requirements for fences allowed for residential dwellings).



Picture 4.22 . [\(Popup full image\)](#)



Picture 4.23 . [\(Popup full image\)](#)

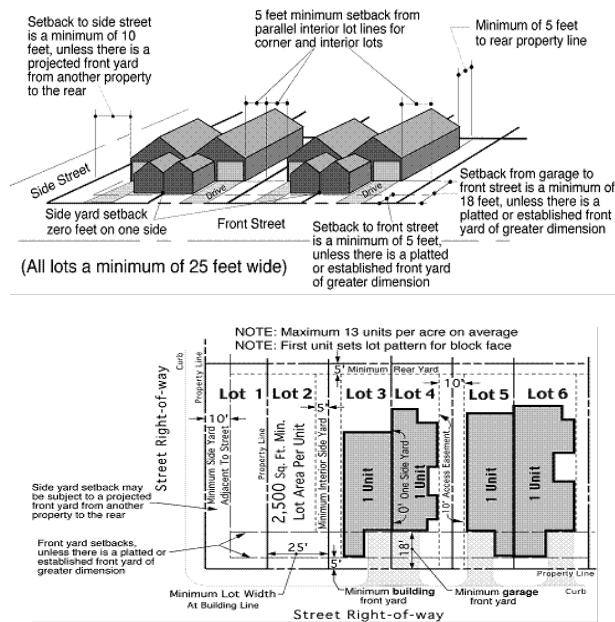
“R1” District, Attached Zero Lot Line Units	
Lot Area	2,500 square feet minimum per unit
Lot Width	25 feet minimum at building line
Units per Acre	Maximum number of 13 units per acre on average, unless located in a “C” or “D” District where authorized density shall apply.
Front Yard*	5 feet minimum, garage set back 18 feet if required parking is in front yard
Rear Yard	5 feet minimum
Side Yard*	
Interior lot	One side 5 feet minimum, the other parallel side 0 feet (Section 6.503)
Corner lot**	10 feet minimum adjacent to side street
Height	35 feet maximum (see Chapter 6 ‘Development Standards, Section 6.100 Height’)
Notes:	
* See (Chapter 6 ‘Development Standards, Section 6.101D Yards’) for front yard setback requirements.	
** May be subject to projected front yard (Section 6.101G).	

COMMENTARY:

Carports/ porte cocheres – allowed in side, rear and front yard in certain circumstances. (See Chapter 5 ‘Supplemental Use Standards, Section 5.301 Accessory Buildings on Residential Lots’ and Chapter 6 ‘Development Standards, Section 6.101 Yards’).

Fences – 2 feet high in public open space easement, 8 feet high behind front yard, (See Chapter 6 ‘Supplemental Use Standards, Section 5.305 Fences’ for fence requirements for fences allowed for residential dwellings).

Facade – Materials and appearance see Chapter 6 ‘Development Standards, Section 6.507 Single Family Residential Design Standards’.

Picture 4.24 . ([Popup full image](#))

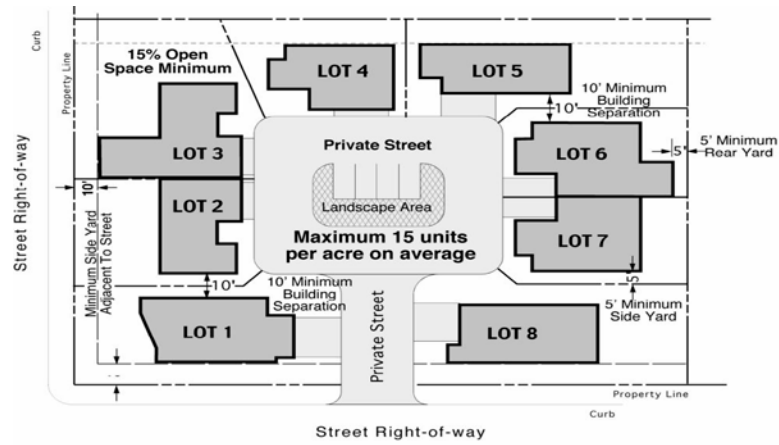
“R1” District, Cluster Housing Units	
Open Space	15 percent minimum (see Section 6.504)
Units per Acre	Maximum 15 units per acre on average, unless located in a “C” or “D” District where authorized density shall apply.
Front Yard*	
Interior lot	5 feet minimum adjacent to street
Corner lot**	10 feet minimum adjacent to both streets
Rear Yard	5 feet minimum
Side Yard*	
Interior lot	5 feet minimum adjacent to street
Corner lot**	10 feet minimum adjacent to both streets
Height	35 feet maximum (See Chapter 6 ‘Development Standards, Section 6.100 Height’)
Bldg. Separation	10 feet minimum
Notes: *See (Chapter 6 ‘Development Standards, Section 6.101D Yards’) for front yard setback requirements. ** May be subject to projected front yard (Section 6.101G)	

COMMENTARY:

Carpports – not allowed in front of building line or in required yards. (See Chapter 5 ‘Supplemental Use Standards, Section 5.300B Accessory Structures Not Permitted in Front Yards’ and Chapter 6 ‘Development Standards, Section 6.101 Yards’).

Fences –2 feet high in public open space easement, 8 feet high behind front yard, (See Chapter 6 ‘Supplemental Use Standards, Section 5.305 Fences’ for fence requirements for fences allowed for residential dwellings).

Facade – Materials and appearance see Chapter 6 ‘Development Standards, Section 6.507 Single Family Residential Design Standards’.



(Ord. No. 15826, Eff. 01/13/04; 15830, 01/13/04; 15872, 02/10/04; 15925, 02/23/04; 15926, 03/23/04; 15927, 03/23/04; 15956, 04/13/04; 15978, 05/13/04; 20159, 05/15/12)

4.709 Townhouse/Cluster ("R2") District**A. Purpose and Intent**

It is the purpose of the Townhouse/Cluster ("R2") District to provide a specific zone for the development of row houses, townhouses and one-family homes on unique patterned lots clustered around a common access road or cul-de-sac.

B. Uses

In the Townhouse/Cluster ("R2") District, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a Certificate of Occupancy be issued, except in accordance with the use tables in Chapter 4, Articles 6 and 8 and the supplemental use standards of Chapter 5.

C. Property Development Standards

Unless the property development standards applicable in the "R1" District are used, the minimum dimension of lots and yards and the height of buildings in the Townhouse/Cluster ("R2") District, shall be as shown in the accompanying table. See *Chapter 6 'Development Standards, Section 6.505 Townhouse or Cluster Housing in the "R2" District'*.

Townhouse/Cluster ("R2") District	
Open Space	15 percent minimum
Units per Acre	Maximum number of 12 units per acre on average, unless located in a "C" or "D" District where authorized density shall apply.
Units per Bldg.	10 maximum
Front Yard*	None required
Side Yard*	
Interior lot	5 feet minimum adjacent to street (Section 6.505)
Corner lot**	10 feet minimum adjacent to both streets (Section 6.505)
Height	35 feet maximum (See <i>Chapter 6 'Development Standards, Section 6.100 Height'</i>)
Bldg. Separation	10 feet minimum
Notes:	
*Maybe subject to projected front yard (see <i>Chapter 6 'Development Standards, Section 6.101G Yards'</i>).	
** May be subject to other front, side and rear yard setback requirements (see <i>Chapter 6 'Development Standards, Section 6.101D Yards'</i>).	

COMMENTARY:

Carports/porte cocheres – allowed in side, rear and front yard in certain circumstances. (See *Chapter 5 'Supplemental Use Standards, Section 5.301 Accessory Buildings on Residential Lots'* and *Chapter 6 'Development Standards, Section 6.101 Yards'*).

Fences – 2 feet high in public open space easement, 8 feet high behind front yard, (See *Chapter 5 'Supplemental Use Standards, Section 5.305 Fences'* for fence requirements for fences allowed for residential dwellings).

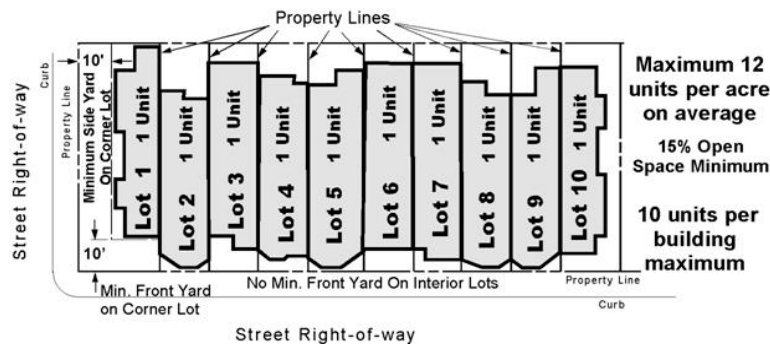
Facade – Materials and appearance see *Chapter 6 'Development Standards, Section 6.507 Single Family Residential Design Districts'*).

D. Other Development Standards

Development in the Townhouse/ Cluster ("R2") District may be subject to a variety of general development standards in Chapter 6, and the following provisions:

1. **Signs.** On-premises signs subject to the following:
 - a. An unilluminated nameplate bearing the family name of the occupants residing in the residence not to exceed one square foot in area.
 - b. An unilluminated sign for those uses permitted that are not residential. The sign shall not exceed 30 square feet in area, shall be no higher than six feet above grade, and shall be placed a minimum of ten feet behind the property line. Such sign shall not be placed within 20 feet of drives providing ingress and egress to the property.
2. **Parking.** Two spaces per dwelling unit, located behind the front building line, except for limited local streets, where four spaces shall be required, located behind the front building line. For nonresidential uses, see *Chapter 6 'Development Standards, Article 2 Off Street Parking and Loading, Section 6.200'*.

3. **Residential Design Standards.** A site plan for residential development is required. See *Chapter 6 'Development Standards, Section 6.507 Single Family Residential Design Standards'*.
4. **Landscaping and Buffers.** Nonresidential uses may require landscaping or buffers. See *Chapter 6 'Development Standards, Article 3 Landscaping, Buffers, and Urban Forestry, Section 6.300'*.
5. **Access through Residential Districts.** See *Chapter 6 'Development Standards, Section 6.500 Access through Residential Districts'*.
6. **Reconstruction of Nonconforming Accessory Buildings.** A nonconforming accessory building that is damaged by fire, the elements, or other cause beyond the control of the owner may be repaired or reconstructed in the same rear and side yard setbacks provided the construction is limited to the identical footprint (replacement of the foundation is allowed); the building is the same design, height and roof pitch (use of different material is allowed) and the owner or an agent obtains a building permit to repair the structure within six months after the damage date. The owner shall have the burden of proof to establish the damage date.
7. **Garage/Carport.** No more than one garage and one carport or porte cochere shall be allowed per residential unit on a single residential lot, unless the additional garages or porte cocheres are an integral part of the main residential structure with the same roofline and driveway as the residential structure.



Picture 4.27 . [\(Popup full image\)](#)

(Ord. No. 15826, Eff. 01/13/04; 15830, 01/13/04; 15872, 02/10/04; 15925, 02/23/04; 15926, 03/23/04; 15927, 03/23/04; 15956, 04/13/04; 15978, 05/13/04; 20159, 05/15/12)

4.710 Low Density Multifamily ("CR") District**A. Purpose and Intent**

It is the purpose of the Low Density Multifamily ("CR") District to provide a specific zone for low density multifamily development, the construction and maintenance thereof as required by this Ordinance, approved under given guidelines to assure compatibility with surrounding properties by acting as a buffer between one- and two-family districts and more intense multifamily and commercial districts, and such uses accessory thereto.

B. Uses

In the Low Density Multifamily ("CR") District, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a Certificate of Occupancy be issued, except in accordance with the use tables in Chapter 4, Articles 6 and 8 and the supplemental use standards of Chapter 5.

C. Property Development Standards

1. All one-family and two-family residential development may be developed under the property development standards of a one- or two-family district or the standards of Section 6.506, Unified Residential Development.
2. All multifamily residential development (3 or more dwelling units) shall meet the property development standards of Section 6.506, Unified Residential Development and the minimum dimension of lots and yards shall be as shown in the accompanying table.

"CR" District, Unified Residential Development	
Open Space	60 percent minimum (see <i>Chapter 6 'Development Standards, Section 6.506 Unified Residential Development'</i>)
Units per Acre	12 maximum
Front Yard*	20 feet minimum
Rear Yard	5 feet minimum
Side Yard* Interior lot Corner lot**	5 feet minimum 20 feet minimum adjacent to side street
Setback adjacent to one or two family residential district	30 feet minimum, depending on height (see <i>Chapter 6 'Development Standards, Section 6.506D Unified Residential Development'</i>)
Height	32 feet maximum, slab to top plate (see <i>Chapter 6 'Development Standards, Section 6.100 Height'</i>)
Notes: * May be subject to projected front yard (Section 6.101G). ** May be subject to other front, side and rear yard setback requirements (see <i>Chapter 6 'Development Standards, Chapter 6.101D Yards'</i>).	

3. For all nonresidential uses in the Low Density Multifamily ("CR") District, the minimum dimension of lots and yards and the height of buildings shall be as shown in the accompanying table.

"CR" District, Nonresidential Development	
Lot Width	50 feet minimum
Front Yard*	20 feet minimum
Rear Yard	5 feet minimum
Side Yard* Interior lot Corner lot **	5 feet minimum 10 feet minimum adjacent to side street
Height	35 feet maximum (see <i>Chapter 6 'Development Standards, Section 6.100 Height'</i>)
Notes: * May be subject to projected front yard (Section 6.101G).	

*** May be subject to other front, side and rear yard setback requirements (See Chapter 6 'Development Standards, Section 6.101D Yards').*

COMMENTARY:

Carports – not allowed in front of building line or in required yards. (Sections 6.300B and 6.101A)

Fences - Up to 5 feet high in front yard and projected front yard for one-family and two-family residential dwellings per regulations in Section 5.305B.2; six-feet high in the front yard for multifamily developments subject to the Unified Residential requirements of Section 6.506 as constructed under Section 5.305B.3. (the design may include masonry columns to a maximum height of six feet, six inches); 2 feet high in public open space easement and 8 feet high behind front yard.

D. Other Development Standards

Development in the Low Density Multifamily ("CR") District may be subject to a variety of general development standards, including, but not limited to:

1. **Signs.** For development not subject to the Unified Residential provisions of Section, 6.506 on-premises signs are subject to the following:
 - a. An unilluminated nameplate bearing the family name of the occupants residing in the residence not to exceed one square foot in area.
 - b. An unilluminated sign for those uses permitted that are not residential. The sign shall not exceed 30 square feet in area, shall be no higher than six feet above grade, and shall be placed a minimum of ten feet behind the property line. Such sign shall not be placed within 20 feet of drives providing ingress and egress to the property.
2. **Parking.** One-and two-family residential development shall meet the parking requirements for the selected district. For multifamily and nonresidential parking requirements, see *Chapter 6 'Development Standards, Article 2 Off Street Parking and Loading, Section 6.200'*.
3. **Residential Design Standards.** For one-and two-family residential development, see the selected district and also see *Chapter 6 'Development Standards, Section 6.507 Single Family Residential Design Standards'*. For multifamily development, see *Chapter 6 'Development Standards, Section 6.506 Unified Residential Development'*.
4. **Landscaping and Buffers.** Nonresidential uses may require landscaping or buffers. See *Chapter 6 'Development Standards, Article 3 Landscaping, Buffers, and Urban Forestry, Section 6.300'*.

(Ord. 13896, Eff. 10/12/99; 14624, 05/15/01; 15331, 11/12/02; 15978, 05/13/04; 20159, 05/15/12)

4.711 Medium Density Multifamily ("C") District**A. Purpose and Intent**

It is the purpose of the Medium Density Multifamily ("C") District to provide a specific zone for medium density multifamily development, the construction and maintenance thereof as required by this Ordinance, approved under given guidelines to assure compatibility with surrounding properties, and such uses accessory thereto.

B. Uses

In the Medium Density Multifamily ("C") District, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a Certificate of Occupancy be issued, except in accordance with the use tables in Chapter 4, Articles 6 and 8 and the supplemental use standards of Chapter 5.

C. Property Development Standards

1. All one-family and two-family residential development may be developed under the property development standards of a one- or two-family district or the standards of Section 6.506, Unified Residential Development.
2. All multifamily residential development (3 or more dwelling units) shall meet the property development standards of Section 6.506, Unified Residential Development and the minimum dimension of lots and yards shall be as shown in the accompanying table.

"C" District, Unified Residential Development	
Open Space	45 percent minimum (see <i>Chapter 6 'Development Standards, Section 6.506 Unified Residential Development'</i>)
Units per Acre	18 maximum
Front Yard*	20 feet minimum
Rear Yard	5 feet minimum
Side Yard* Interior lot Corner lot **	5 feet minimum 20 feet minimum adjacent to side street
Setback adjacent to one or two family residential district	30 feet minimum, depending on height (see <i>Chapter 6 'Development Standards, Section 6.506D Unified Residential Development'</i>)
Height	32 feet maximum, slab to top plate (see <i>Chapter 6 'Development Standards, Section 6.100 Height'</i>)
Notes:	
*May be subject to projected front yard (see <i>Chapter 6 'Development Standards, Section 6.101G Yards'</i>).	
** May be subject to other front, side and rear yard setback requirements (see <i>Chapter 6 'Development Standards, Section 6.101D Yards'</i>).	

COMMENTARY:

Carports – not allowed in front of building line or in required yards. (Sections 6.300B and 6.101A)

Fences - Up to 5 feet high in front yard and projected front yard for one-family and two-family residential dwellings per regulations in Section 5.305B.2; six-feet high in the front yard for multifamily developments subject to the Unified Residential requirements of Section 6.506 as constructed under Section 5.305B.3. (the design may include masonry columns to a maximum height of six feet, six inches); 2 feet high in public open space easement and 8 feet high behind front yard.

3. For all nonresidential uses in the Medium Density Multifamily ("C") District, the minimum dimension of lots and yards and the height of buildings shall be as shown in the accompanying table.

"C" District, Nonresidential Development	
Lot Width	50 feet minimum
Front Yard*	20 feet minimum
Rear Yard	5 feet minimum
Side Yard*	
Interior lot	5 feet minimum
Corner lot **	10 feet minimum adjacent to side street
Height	35 feet maximum (see <i>Chapter 6 'Development Standards, Section 6.100 Height'</i>)
Notes:	
*May be subject to projected front yard (see <i>Chapter 6 'Development Standards, Section 6.101G Yards'</i>).	
** May be subject to other front, side and rear yard setback requirements (see <i>Chapter 6 'Development Standards, Section 6.101C Yards'</i>).	

D. Other Development Standards

Development in the Medium Density Multifamily ("C") District is also subject to a variety of general development standards, including, but not limited to:

- 1. Signs.** For development not subject to the Unified Residential provisions of Section 6.506, on-premises signs are subject to the following:
 - An unilluminated nameplate bearing the family name of the occupants residing in the residence not to exceed one square foot in area.
 - An unilluminated sign for those uses permitted that are not residential. The sign shall not exceed 30 square feet in area, shall be no higher than six feet above grade, and shall be placed a minimum of ten feet behind the property line. Such sign shall not be placed within 20 feet of drives providing ingress and egress to the property.
- 2. Parking.** One- and two-family residential development shall meet the parking requirements for the selected district. For multifamily and nonresidential parking requirements, see *Chapter 6 'Development Standards, Article 2 Off Street Parking and Loading, Section 6.200'*.
- 3. Landscaping and Buffers.** Nonresidential uses may require landscaping or buffers. See Chapter 6 *'Development Standards, Article 3 Landscaping, Buffers, and Urban Forestry, Section 6.300'*.
- 4. Residential Design Standards.** For one- and two-family residential development, see the selected district and also see *Chapter 6 'Development Standards, Section 6.507 Single Family Residential Design Standards'*. For multifamily development, see *Chapter 6 'Development Standards, Section 6.506 Unified Residential Development'*.

(Ord. 13896, Eff. 10/12/99; 14624, 05/15/01; 15331, 11/12/02; 15978, 05/13/04; 20159, 05/15/12)

4.712 High Density Multifamily ("D") District

A. Purpose and Intent

It is the purpose of the High Density Multifamily ("D") District to provide a specific zone for high density multifamily development, the construction and maintenance thereof as required by this Ordinance, approved under given guidelines to assure compatibility with surrounding properties, and such uses accessory thereto.

B. Uses

In the High Density Multifamily ("D") District, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a Certificate of Occupancy be issued, except in accordance with the use tables in Chapter 4, Articles 6 and 8 and the supplemental use standards of Chapter 5

C. Property Development Standards

1. All one-family and two-family residential development may be developed under the property development standards of a one- or two-family district or the standards of Section 6.506, Unified Residential Development.
2. All multifamily residential development (3 or more dwelling units) shall meet the property development standards of Section 6.506, Unified Residential Development and the minimum dimension of lots and yards shall be as shown in the accompanying table.

"D" District, Unified Residential Development	
Open Space	35 percent minimum
Units per Acre	24 maximum
Front Yard*	20 feet minimum
Rear Yard	5 feet minimum
Side Yard*	
Interior lot	5 feet minimum
Corner lot**	10 feet minimum adjacent to side street
Setback adjacent to one or two family residential district	30 feet minimum, depending on height (see <i>Chapter 6 'Development Standards, Section 6.506D Unified Residential Development'</i>)
Height	32 feet maximum, slab to top plate (see <i>Chapter 6 'Development Standards, Section 6.100 Height'</i>)
Notes:	
* May be subject to projected front yard (Section 6.101G).	
** May be subject to other front, side and rear yard setback requirements (See Chapter 6 'Development Standards, Section 6.101D Yards').	

COMMENTARY:

Carports – not allowed in front of building line or in required yards. (See Chapter 6 'Development Standards, Section 6.300B Restrictions of the Use of Bufferyard and Building Setback Areas' and Chapter 6 'Development Standards' Section 6.101 Yards').

Fences - Up to 5 feet high in front yard and projected front yard for one-family and two-family residential dwellings per regulations in Section 5.305B.2; six-feet high in the front yard for multifamily developments subject to the Unified Residential requirements of Section 6.506 as constructed under Section 5.305B.3. (the design may include masonry columns to a maximum height of six feet, six inches); 2 feet high in public open space easement and 8 feet high behind front yard.

3. For all nonresidential uses in the High Density Multifamily ("D") District, the minimum dimension of lots and yards and the height of buildings shall be as shown in the accompanying table.

“D” District, Nonresidential Development	
LotWidth	50 feet minimum
Front Yard*	20 feet minimum
Rear Yard	5 feet minimum
Side Yard*	
Interior lot	5 feet minimum
Corner lot**	10 feet minimum adjacent to side street
Height	35 feet maximum (see <i>Chapter 6 ‘Development Standards, Section 6.100 Height’</i>)
Notes:	
* <i>May be subject to projected front yard (Section 6.101G).</i>	
** <i>May be subject to other front, side and rear yard setback requirements (See Chapter 6 ‘Development Standards, Section 6.101D Yards’).</i>	

D. Other Development Standards

Development in the High Density Multifamily (“D”) District may be subject to a variety of general development standards, including, but not limited to:

1. **Signs.** For development not subject to the Unified Residential provisions of Section 6.506, on-premises signs are subject to the following:
 - a. An unilluminated nameplate bearing the family name of the occupants residing in the residence not to exceed one square foot in area.
 - b. An unilluminated sign for those uses permitted that are not residential. The sign shall not exceed 30 square feet in area, shall be no higher than six feet above grade, and shall be placed a minimum of ten feet behind the property line. Such sign shall not be placed within 20 feet of drives providing ingress and egress to the property.
2. **Parking.** One- and two-family residential development shall meet the parking requirements for the selected district. For multifamily and nonresidential parking requirements, see *Chapter 6 ‘Development Standards, Article 2 Off Street Parking and Loading, Section 6.200’*.
3. **Landscaping and Buffers.** Nonresidential uses may require landscaping or buffers. See *Chapter 6 ‘Development Standards, Article 3 Landscaping, Buffers, and Urban Forestry, Section 6.300’*.
4. **Residential Design Standards.** For one- and two-family residential development, see the selected district and also see *Chapter 6 ‘Development Standards, Section 6.507 Single Family Residential Design Standards’* and *Chapter 6 ‘Development Standards Section 6.506 Unified Residential Development’*.

(Ord. 13896, Eff. 10/12/99; 14624, 05/15/01; 15331, 11/12/02; 15978, 05/13/04; 20159, 05/15/12)

4.713 Urban Residential ("UR") District

A. Purpose and Intent.

1. Purpose.

It is the purpose of the Urban Residential ("UR") District to provide a residential density transition zone between low density single-family neighborhoods and higher density commercial areas. An additional purpose of the Urban Residential ("UR") District is to encourage a range of housing choices within walking distance of rail transit stations and mixed-use urban villages. The goal is to ensure compatibility between one- and two-family districts and more intense mixed-use districts and related uses. Urban residential neighborhoods are characterized by higher density residential structures in a highly walkable urban environment. The following building types will be found in neighborhoods with Urban Residential zoning: Apartment/Condominium, Townhouse, Manor House, and Single Family House. Maximum densities in Urban Residential ("UR") districts are determined by the building form and compliance with other development standards included throughout the Zoning Ordinance, such as but not limited to maximum building heights and required parking. New housing in Urban Residential ("UR") districts is between two and three stories in height, providing a density transition between low density neighborhoods and areas zoned for higher density. Enhanced landscaping in Urban Residential ("UR") districts provides street trees to help protect pedestrians from the elements, creating more attractive and walkable neighborhoods. A mixture of housing types is present to provide architectural diversity, while shallow front setbacks frame the pedestrian environment with engaging building facades, improve visibility and safety of building entrances, and increase neighborhood vitality.

2. Intent Statements

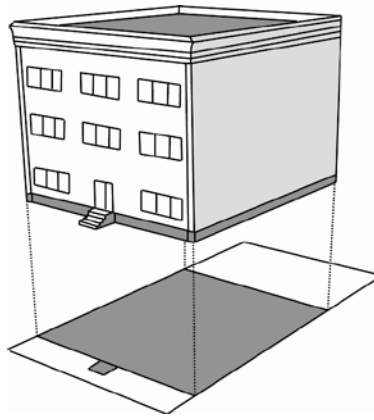
a. General Development Principles

1. Promote a pedestrian-oriented urban form. In contrast to conventional zoning standards that place a primary emphasis on the regulation of land uses, urban residential development standards and guidelines focus on promoting a walkable, urban form of development, consistent with the surrounding area's historic urban character. The focus on form promotes buildings that conform to tested urban design principles.
2. Require excellence in the design of the public realm and of buildings that front public spaces. The most successful and memorable urban environments are those in which walking down the street is appealing. Streets, plazas, parks, and other public spaces should be comfortable and inviting, and buildings fronting those spaces should be active and visually interesting at the pedestrian level.
3. Encourage creativity, architectural diversity, and exceptional design. Urban residential is intended to promote high quality design, and the development review process for urban residential projects is intended to promote flexibility. Standards and guidelines, as well as the development review process, are intended to support creativity and exceptional design while discouraging uniformity.
4. Promote sustainable development that minimizes negative impacts on natural resources. Creating a walkable, higher density residential district surrounding mixed-use districts supports sustainable development by providing an alternative to low-density development in peripheral areas. In accordance with sustainable development principles, the urban residential buildings and public spaces should be designed to minimize negative impacts on air and water quality and promote innovation in environmental design.

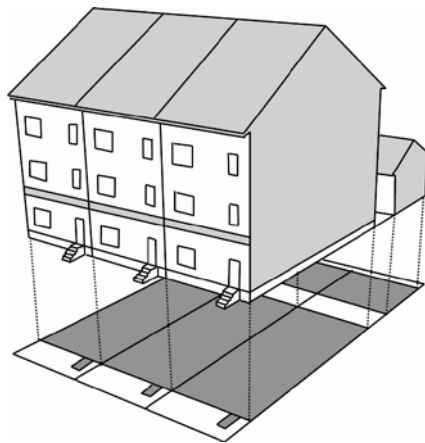
b. Building Types Permitted

The following building intent statements and illustrations have been provided to demonstrate the recommended building forms in the Urban Residential ("UR") District. All intent statements are addressed through development standards set out in Section 4.713 B, C, and D.

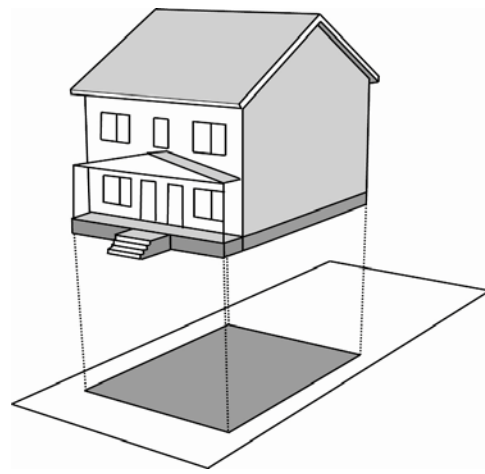
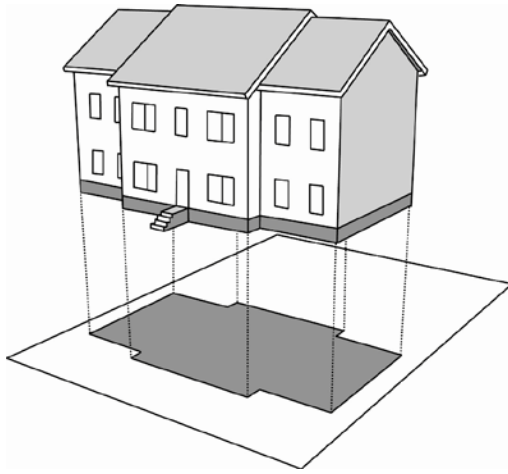
1. **Apartment/ Condominium:** The front of the building is placed on, or very close to the front property line. On corner lots, the building side facing the street is also placed on or near the side property line. The building often shares a common entrance. Primary entrances are prominent and street-facing. An elevated ground floor for residential uses is recommended to ensure privacy. Parking for an apartment/condominium building is allowed on the side or rear of the building, but the preferred method is at the rear of the building.



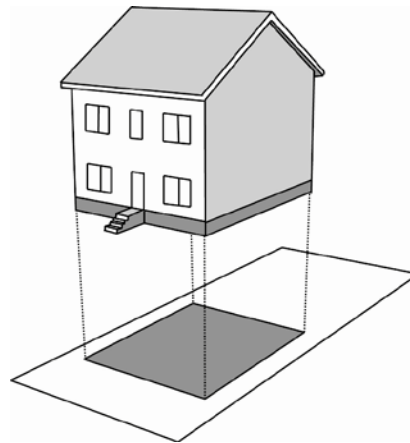
2. **Townhouse:** A building with three or more attached dwelling units consolidated into a single structure. The front of the building is placed on, or very close to, the front property line. On corner lots, the building side facing the street is also placed on or near the side property line. A townhouse unit is more than one story in height; however, units should not be vertically mixed. Each unit has its own external entrance. Parking access via a driveway or rear alley is required. An elevated ground floor for residential uses is recommended to ensure privacy.



3. **Urban Manor House:** A development/building with two to five attached dwelling units consolidated in a single structure. A manor house is located on a single lot and contains common walls. Dwelling units within a building may be situated either wholly or partially over or under other dwelling units. The front of the building is placed on, or very close to, the front property line. On corner lots, the building side facing the street is also placed on or near the side property line. The building has the appearance of a conventional single-family house with a single primary entrance except that a manor house with two dwelling units (duplex) may have one primary entrance for each unit provided it meets the requirements of 4.713 D.7.e.iv. An elevated ground floor for residential uses is recommended to ensure privacy. Parking for a manor house is allowed on the side or rear of the building, but the preferred method is through traditional forms with detached garages at the rear when possible.



- 4. Single-Family House:** The front of the building is placed on, or very close to, the front property line. On corner lots, the building side facing the street is also placed on or near the side property line. An elevated ground floor for residential uses is recommended to ensure privacy. Parking for a single family home is allowed on the side or rear of the building, but the preferred method is through traditional forms with detached garages at the rear when possible.



B. Uses. In the Urban Residential ("UR") District, no building or land shall be used and no building shall be hereafter erected, reconstructed, altered or enlarged, nor shall a certificate of occupancy be issued, except in accordance with the use table in Chapter 4, Article 6, and the supplemental standards of Chapter 5.

C. Property Development Standards. In the Urban Residential ("UR") District, the dimension of yards, the maximum height of buildings, the maximum residential density, and the required open space shall be as follows:

"UR" Urban Residential District	
General Yard Development Standards	Development shall be exempt from Chapter 6, article 1, Sections 6.101 B., 6.101 C., 6.101 E., and 6.101 G.
Front Yard	20 feet maximum
Rear Yard	A. 20 feet minimum setback for the primary structure
	B. 5 feet minimum setback for an accessory structure unless an alley is provided, in which case there is no minimum
Side Yard	Setbacks are required when an abutting property with an existing building has windows facing to the side. Any new development or addition shall provide at least

	ten (10) feet of separation between the existing and new buildings
Building Height	Minimum two (2) stories consisting of a minimum of 17 feet; 35 feet maximum
Maximum units per acre	none

Note: Development in the Urban Residential (“UR”) District is exempt from Section 6.100, “Height”. Building height for all uses shall be measured from the top of the finished slab at grade level to the top of the highest wall top plate. An unroofed and unenclosed rooftop terrace, and the enclosed stairwell or elevator providing access to the terrace, shall not be included in the measurement of total building height.

D. Other Development Standards. Development in the Urban Residential (“UR”) District shall be subject to the applicable development standards in Chapter 6, and the following provisions:

1. **Off-street parking and loading.** The following table establishes the required parking for the allowed building types in the Urban Residential (“UR”) District. All other applicable requirements and applicable nonresidential use requirements included in Chapter 6, Article 2 apply.
 - a. Parking Table:

Building Type/Use	Requirement
Single Family (UR)	2 parking spaces located behind the front of the building line per dwelling unit.
Townhouse (UR)	2 parking spaces per dwelling unit are required at the rear of the primary structure and accessed via a driveway or rear alley.
Manor House (duplex)	2 spaces per dwelling unit plus 1 space per bedroom over three (3) bedrooms per dwelling unit all located behind the front building line
Manor House (apartment) and Apartment Condominium	0.75 to 1 off-street spaces required per bedroom, located behind the front building line* plus 1 space per 250 square feet of common areas, offices and recreation (less laundry rooms and storage).
On-street parking along the lot frontage may be applied toward the minimum parking requirements, but shall not reduce the applicable maximum parking limitations,	If the development is within 1,000 feet of a rail transit station 0.5 to 1 off-street spaces required per bedroom, located behind front building line* plus 1 space per 250 square feet of common areas, offices and recreation (less laundry rooms and storage). *All partial spaces are rounded up.

- b. The required off-street parking may be located off premises, on property within 500 feet of the subject site within a structured parking garage.
 - c. Surface parking shall not be permitted between a building front and the street. Residential uses locally designated as either Historic or Cultural Landmark (“HC”) or Highly Significant Endangered (“HSE”) shall be exempt from off-street parking requirements.
2. **Landscaping and buffers.** See Chapter 6 “Development Standards”, Article 3 “Landscaping, Buffers and Urban Forestry” provided however, the following provisions shall apply in the Urban Residential (“UR”) District:
 - a. Bufferyard.
 - i. A bufferyard is not required between the boundary of a one- or two-family development within the Urban Residential (“UR”) District and an adjacent one- or two-family district.
 - ii. Multi-family development within the Urban Residential (“UR”) District shall have a five (5) foot bufferyard.
 - b. Enhanced landscaping point system requirements. Enhanced landscaping must earn a minimum of 30 points (20 points in urban single-family house and urban manor houses with two (2) units) that are awarded for providing and maintaining specific landscaping and design features. The points are accumulated as follows:

Enhanced Landscaping Point System 30 points required (20 points in single-family houses and urban manor houses with two (2) units)		
Feature	Requirement or example items	Points Awarded
Plaza	5% of net land area. Plaza shall be continuous w/ minimum area not less than 1,000 sq. ft. <i>If 5% of net area is greater than 2,000 square feet, multiple plazas are permitted.</i>	15
Playground	5% of net land area w/ minimum area not less than 1,000 sq. ft.	15
Community Garden	1 pt for every 250 sq. ft. w/ minimum area not less than 1,000 sq. ft.	5-15
Arcades, structural awnings, galleries, balconies or other approved pedestrian shelter	50% of facade facing primary street or 25 linear ft. whichever is greater. 4 ft minimum depth.	10
Single family front porch	50% of facade facing primary street	10
Enhanced streetscaping	Each 50 ft segment of street frontage is required to have 2 streetscaping items. Items include but are not limited to benches, trash receptacles, bike racks, and planters using materials appropriate for the adjacent street and approved by the Transportation and Public Works Department.	10
Pedestrian-scaled lighting	1 light post every 60 ft of street frontage; style approved by the Transportation and Public Works Department and consistent with other pedestrian lights on the same block.	10
Programmed recreation area (buildings with 3 or more units)	3% of net land area. Programmed recreation areas include but are not limited to chess parks, bocce ball courts, and exercise yoga facilities	10
Public art installation	As approved by the Planning and Development Director or designee. Public art installations include but are not limited to pieces of sculpture, murals, and water features planned and executed with the specific intention of being sited or staged in the physical public domain. Outside and accessible to all. Materials used are durable and resistant to graffiti and weather.	10
Street trees	Required spacing: <ul style="list-style-type: none"> Small/Medium Canopy 25 - 30 ft Large Canopy 35 - 40 ft 	10
Window awnings, shallow door canopies, or other facade features that are not intended to provide pedestrian shelter (less than 4 ft in depth)	25% of facade facing primary street or 15 linear ft, whichever is greater. Multiple features (i.e. awnings) may add up to the required amount.	5
Programmed sitting area/public outdoor dining area	Minimum 15 seats	5
Proximity to a public park	Within 500 ft	5
Sustainable landscaping	Xeriscaping, on-site stormwater management, rain gardens, bio-swales, etc.	5
Rooftop terrace	Minimum 200 sq. ft.	5
Paved walkway enhancement	1 pt for every additional foot of sidewalk width over the City standard (up to a 15 ft wide sidewalk total)	1-11

- i. Points shall be awarded only once for each feature category, per project

- ii. Submittal of Landscape Plan. The location and description of enhanced landscaping features, decorative paving, sidewalk furniture or other decorative elements, shall be indicated on the landscape plan.
 - iii. Landscape area required. Section 6.301.H "Landscape Area Required" does not apply to developments in the Urban Residential ("UR") District except;
 - a) Section 6.301.H.1.b;
 - b) Section 6.301.H.1.d; and
 - c) When there is a front yard setback of at least five feet, front yard landscaping is required for areas outside of ground level patios, parkways and pedestrian walkways. Front yard landscaping must adhere to the shrub and native plants as listed in Table 6.8, Table A of Section 6.301.H. as well as other applicable regulations described or referenced within the UR regulations.
 - iv. Irrigation. An irrigation system shall be installed to provide total water coverage to all plant materials installed pursuant to this Section 6.301.I "Irrigation" for developments with more than three dwelling units.
 - v. Miscellaneous Requirements. In addition to required trees and shrubs, all of the required landscape area must be covered with grass, organic mulch, live groundcover, decorative paving, sidewalk furniture or other decorative elements.
 - c. Landscaping in parking and driveway areas.
 - i. Landscape islands or linear landscaping strips shall be required in parking lots with 12 or more parking spaces. All landscaped islands shall have at least one tree.
 - ii. Every parking space is required to be not more than 60 feet from a large canopy tree planted within a median, strip or island measured from the trunk at planting.
 - iii. Required size of landscape islands containing trees:
 - a) Within parking lots with porous surfaces: 130 square feet.
 - b) Planted in Structural Soil: 65 square feet. The use of an approved structural soil shall be limited to landscape islands and adjacent walkways and parking areas necessary for proper tree growth. Structural soils shall not be used for fire lanes in parking lots.
 - c) Within parking lots with approved porous surfaces for parking areas excluding fire lanes: 16 square feet. Tree trunks should be protected by wheel stops or other physical barriers excluding curbs.
 - d) Linear landscaping strips are encouraged in lieu of landscaping islands where possible.
 - iv. Parking lots shall be screened from the public right-of-way with landscaping, berms, fences or walls 36 to 42 inches in height.
- 3. Signs.**
- a. On premise signs on single family houses, manor houses with two dwelling units and townhouses are limited to one unilluminated nameplate per unit bearing the family name of the occupants residing in the residence not to exceed one square foot in area.
 - b. For apartment/condominium and manor homes containing more than two dwelling units, attached identification signs shall be permitted, subject to the following provisions:
 - i. Attached signs shall be permitted to identify the name of the property upon which displayed.
 - ii. A sign or combination of signs shall have a maximum allowable area of exposure on each dedicated street frontage of not more than one square foot of sign area for each ten linear feet of frontage along said street; provided, however, at least one sign shall be allowed having an area of 12 square feet.
 - iii. Signs may be illuminated, but the source of light shall not be visible.
 - c. An unilluminated sign for those uses permitted that are not residential is allowed. The sign shall not exceed 30 square feet in area, shall be no higher than six feet above grade, and shall be placed a minimum of ten feet behind the property line. Such sign shall not be placed within 20 feet of drives providing ingress and egress to the property.
- 4. Residential design standards.** Multifamily developments are exempt from the requirements of Section 6.506. "Unified Residential Development".
- 5. Entrances.** In order to create a pedestrian-oriented environment in which buildings are oriented toward publicly accessible streets and sidewalks, a principal building must have its main entrance from a public sidewalk or plaza, or from a private sidewalk or plaza that is publicly accessible through a public use easement recorded in the real property records of the county. The main entrance shall not be from a parking lot. Secondary entrances from parking lots are permitted. Interior buildings constructed as part of a campus development are exempt from these requirements.

- 6. Fences and gates.** In order to promote pedestrian-oriented developments, exterior security fences and gates that are located along public streets, along private streets or walkways that are publicly accessible through a public use easement recorded in the real property records, or along publicly accessible open space shall not extend beyond building facades; fences shall not be located in the area between building facades and the property line. Fences not exceeding four feet in height, however, may extend beyond the building facade of attached or detached single family house or townhouse developments in the Urban Residential District (see Section 5.305.B.2. for fence development standards).
- 7. Facade design standards for new construction.**
- a. Projects that clearly conform to all façade design standards may be approved administratively by the Planning and Development Director or designee. A waiver from the façade design standards in the Urban Residential (“UR”) District may be granted by the Urban Design Commission (UDC) in accordance with the applicable development principles and standards.
 - b. Required drawings. To illustrate compliance with the following standards, elevation drawings shall be submitted to the Planning and Development Department for those building facades that are oriented to:
 - i. Public streets;
 - ii. Private streets and walkways that are publicly accessible through a public use easement; or
 - iii. Publicly accessible open space.
 - c. Facade variation.
 - i. Scaling Elements: Each new building facade oriented to a publicly accessible street or open space shall at a minimum incorporate three or more of the following four scaling elements for building facades greater than 50 feet in width, and at least two of the following scaling elements for building facades less than 50 feet in width:
 - a) Expression of building structural elements such as:
 - 1) Floors (banding, belt courses, etc. not less than one inch deep and four inches wide),
 - 2) Columns (pilasters, piers, quoins, etc. not less than four inches deep and six inches wide), or
 - 3) Foundation (water tables, rustication);
 - b) Variation in wall plane (not less than four inches) through the use of projecting and recessed elements. Such elements could include patterns of door and window openings (and the use of sills, mullions, and other scale providing window elements), and/or more pronounced architectural features, such as porches, alcoves, and roof dormers;
 - c) Changes in material or material pattern. Each change of material shall involve a minimum one-inch variation in wall plane; and
 - d) Noticeable changes in color or shade.
 - ii. New buildings facades oriented to a publicly accessible street or open space shall include differentiation between the first or second level and the upper levels with a cornice, canopy, balcony, arcade, or other architectural feature.
 - iii. If a project consists of more than one block face, each sequential block of new construction shall contain a different building facade to encourage architectural variety within large projects, using the required architectural elements listed in Section a.i. above and/or other architectural features.
 - iv. New multifamily residential building facades oriented to a publicly accessible street or open space shall include at least two variations in wall plane per 100 linear feet of street frontage. Variations shall be not less than three feet in depth or projection and not less than two stories in height for multi-story buildings.
 - d. Building materials. Not less than 70 percent of all new building facades (not including door and window areas) facing publicly accessible streets or open space shall be constructed of the following masonry materials: stone, brick, terra cotta, patterned pre-cast concrete, cement board siding, cast stone or prefabricated brick panels.
 - e. Building entries.
 - i. Building entrances shall incorporate arcades, roofs, porches, alcoves or awnings that protect pedestrians from the sun and rain.
 - ii. Primary entrances shall be provided at intervals not to exceed 125 linear feet of street-oriented residential building frontage.
 - iii. Townhouses and other similar street level dwelling units within multi-unit structures shall have individual street-oriented entries for each unit.
 - iv. Manor Houses shall have a single primary entrance provided however, that a manor house with two dwelling units (duplex) may have one primary entrance for each unit. Each primary entrance

must be provided under a shared porch or one of the entrances must be accessed from a side façade of the structure.

E. Administrative review requirements.

Conceptual site plan. In order to facilitate compliance with the Urban Residential development standards, a conceptual site plan shall be submitted to the Planning and Development Department for administrative review prior to submittal of permit applications for new construction projects. The site plan shall show the anticipated location of proposed streets, sidewalks and walkways, building footprints, parking areas, landscaped areas and features, and open space. (Ord. No. 19013, Eff. 01-26-10; 20159, 05/15/12)